DRAFT

division III

residential guidelines

SEPTEMBER 10, 2004

Introduction

The development of exceptional quality and character residential areas should be seen as an opportunity to create new neighborhoods that are reminiscent of the best assets of established Long Beach Neighborhoods: tree-lined streets with their intimate scale and lush landscape, along with well designed neighborhood parks, will be the armature for this pedestrian-scaled community. The location of a mixed use zone in the form of a traditional "Main Street" will provide convenient services and shopping that reinforce walkability in this new community.

Some master planned communities have tried to enforce rigid architectural rules to promote traditional styles of architecture. While traditional styles associated with historic Long Beach neighborhoods are not discouraged, the desired outcome of these guidelines is not to create a homogeneous character; instead, the intent is to encourage a range of appropriate, site specific solutions that reflect the climate, the setting, and the careful attention to context, both within the project and the adjacent land uses.

General Residential Landscape & Design Guidelines

Landscape plays an important role in contributing to the overall character of the residential area at Douglas Park. The intent is to recall the successful qualities present in traditional Long Beach neighborhoods while reflecting the unique landscape of Southern California.

Landscape guidelines that apply to all residential sub areas are as follows:

Walls and Fences

The goal is to minimize the need for walls at Douglas Park and to maintain a visually open character except where walls are required for sound attenuation or needed for privacy and security.

- Plant material or "hedge" fences are preferred over walls. (See Figure 27a).
- Walls, retaining walls, and fencing shall be constructed of material, finish, and color complimentary of the building architecture.
- Wall caps are encouraged.
- Prohibited materials include: chain link, grape stake, glass, cribwall, railroad ties and the like.
- Trees, shrubs, and vines shall be planted to screen and beautify perimeter walls and discourage graffiti. (See Figure 27b).
- Pilasters shall be used at changes in wall direction and wall type.

a : Plant material or hedge fences are preferred over walls.

b : Trees, shrubs, and vines shall be planted to screen and beautify perimeter walls and discourage graffiti.

Figure 27 : Residential Wall and Fence Images

Paving

Paving design is important in reinforcing the character of the community. The intent is to create a sense of quality while enhancing the pedestrian and vehicular experience. Paving elements include, but are not limited to: walkways, entry walks, steps, courtyard paving, and recreation area decks. These elements occur outside of the public right-of way.

- Paving finishes should complement the architectural style of buildings.
- Enhanced paving is encouraged, which may include: stone, brick, pavers, exposed aggregate, and colored and textured concrete.
- Finishes imitative of other materials, such as stamped concrete are discouraged.
- Paving should be designed to enhance the relationship between the building and landscape.
- Paving should be designed as an extension of the building architecture.
- Paving areas visible from public view should receive an enhanced finish and scoring.
- Enhanced paving is encouraged, which may include stone, brick, pavers, exposed aggregate, colored, and textured concrete. (See Figure 28).

Enhanced paving is encouraged, which may include: stone, brick, pavers, exposed aggregate, and colored and textured concrete.

Figure 28 :Hardscape Character Image

Irrigation

The intent of the irrigation criteria is to encourage efficient use of water resources while maintaining the character of the community.

- All landscaped areas are to be irrigated by a permanent automatic irrigation system.
- Irrigation design shall incorporate environmental considerations such as: plant material, sun, shade, soils, wind, and percolation rates.
- Moisture sensing and rain shut off devices are encouraged.
- Above ground irrigation devices such as backflow preventers and irrigation controllers are to be completely screened from off site views.
- Valve boxes are encouraged to be located in planting areas.
- Reclaimed water shall be used except in locations prohibited by code such as, adjacent to swimming pools.
- Irrigation systems should be designed considering pedestrian safety and property damage.

Planting Design

- Planting design should complement the architectural style, scale, and density of the adjacent buildings.
- All buildings shall have continuous shrub foundation plantings.
- Vertical evergreen trees should be used to screen and soften architecture.
- Evergreen, deciduous, and flowering trees should be used as accents.
- Ensure trees do not conflict with light standards to ensure proper light coverage. Planting shall comply with the Long Beach Municipal Code (LBMC Section 14.28.020).
- Flowering perennial and shrubs are preferred over annual color. Annual color should be reserved for accent areas only.
- Planting which requires low amounts of supplemental water is encouraged.
- Planting design shall consider the ultimate size of the plant material.

- Planting design shall consider water usage and maintenance needs.
- Parkways are to be planted and sodded with turf. Seeded turf is not allowed.
- Refer to the Plant Palette for suggested plant material. (See appendix).

Screening

Screening of visually undesirable objects is required. Methods of screening may include masonry walls, overhead trellis, and landscape planting of evergreen material. The below items must be screened from off site views:

- Mechanical equipment such as air conditioners.
- Equipment such as backflow preventers and controllers.
- Utilities such as transformers and meters.
- Trash containers.
- Parking areas and parking garages should be thoughtfully planned and attractively designed.

Exterior Lighting

The intent of the lighting criteria is to provide safety while enhancing night time community character.

- Light sources should be concealed and indirect.
- Exposed fixtures should be selected to relate to the architectural character.
- Landscape lighting should be limited to accents and pathways.
- Exposed bulbs are prohibited.
- Light fixtures mounted on top of pilasters are discouraged.
- Security lights on motion detectors are discouraged.

Maintenance

The intent of the maintenance guidelines are to encourage a safe, clean, and healthy condition at all times.

- Trees should be maintained to allow for proper light distribution of adjacent light standards.
- Maintenance such as weeding, fertilization, mowing, pruning, light fixture maintenance, irrigation system maintenance, and trash removal shall occur on a regular schedule.
- Dead or poorly performing plant material is to be replaced once it is discovered.
- Graffiti shall be painted out within in 24 hours.
- Pruning is encouraged to retain the natural form of plant material. Topiary is discouraged.

Mailboxes

- Mail box design should reinforce the character of the architecture

Single-Family Detached District (Sub Area 4)

This portion of the residential community within PD-32 is single family detached residential district with moderate sized lots. A majority of these lots will be a minimum size of 4,500 square feet with the remainder being a minimum size of 3,500 square feet. This detached residential district will be based on the scale and character of traditional Long Beach neighborhoods (See Figure 29), and will feature alleys for garage access to carry out the project goal of reducing garage door visibility and enhancing architectural character on local streets. A two-story height limit has been established for these districts, in keeping with the scale found in many historic Long Beach residential communities. One-story elements and front porches will be permitted to encroach into front setbacks to promote a pedestrian-friendly quality to the neighborhood. At least 50 percent of the homes must feature front porches or front patios/courtyards to promote street life and pedestrian activity.

Figure 29 : Single-Family District - Characteristics of Traditional Long Beach Neighborhoods

Building Orientation

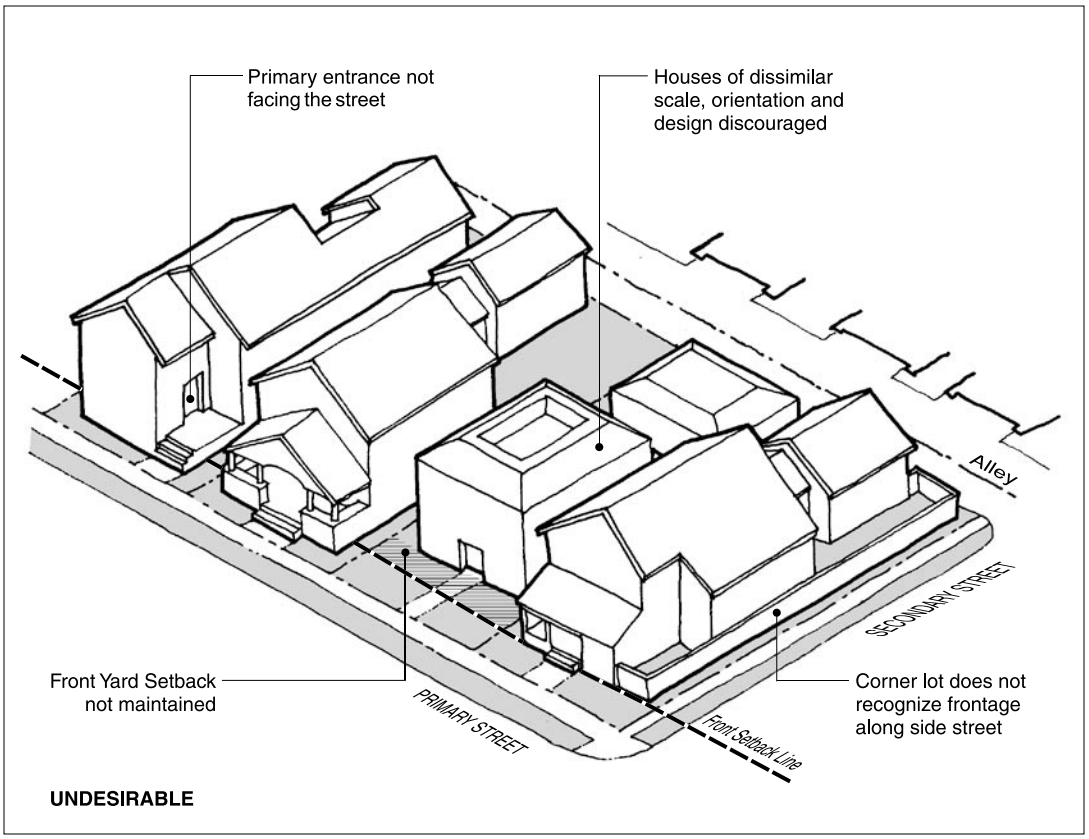
In order to promote traditional neighborhood character, and to reinforce the character and quality of walkable streets, buildings should provide orientation and access toward the street and the parks. Provide "eyes on the streets and parks". (See Figure 30).

- Locate the main dwelling unit entrance facing the primary street frontage. (See Figure 31).
- Raise first floor eighteen to twenty-four inches above adjacent grade (while accommodating visibility and access).
- Clearly define the primary entrance by using a raised porch and stoop.
- Locate activating functional components of the residential unit (such as living rooms, dining rooms, and family rooms) facing the street. (See Figure 31).
- Corner lots should recognize frontage on both streets i.e. wrap-around porch, or other architectural device. (See Figures 31 and 32).
- Front yard should wrap around corner lots. On such lots, side yard fences above three feet high on frontage facing the street will only be allowed through Site Plan Review. (See Figure 30).

Front Yard

Front yards provide a transition between public and private spaces, and a place for interaction between residents.

- Buildings should maintain a consistent front yard setback with limited encroachment for porches. See PD-32 Development Standards for specific standards. (See Figure 32).
- Established Long Beach neighborhoods do not have a tradition of walls or fences on front yard setbacks. If low walls or fences are used, these should be designed to be compatible with the buildings in terms of style and materials. Chain link, masonry, and tall opaque fences will not be allowed.
- Design front walks with simple and direct connections between the sidewalk and the front entry.



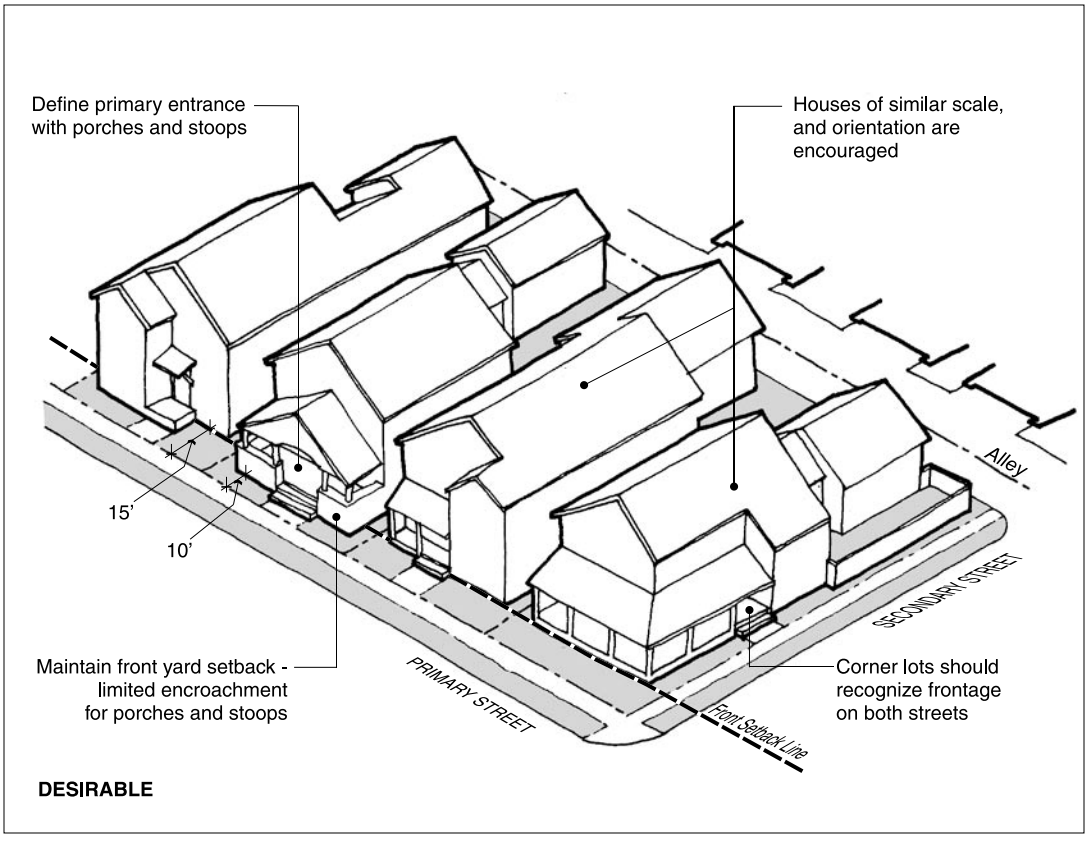


Figure 30 : Single-Family District - Building Orientation and Front Yard Conditions

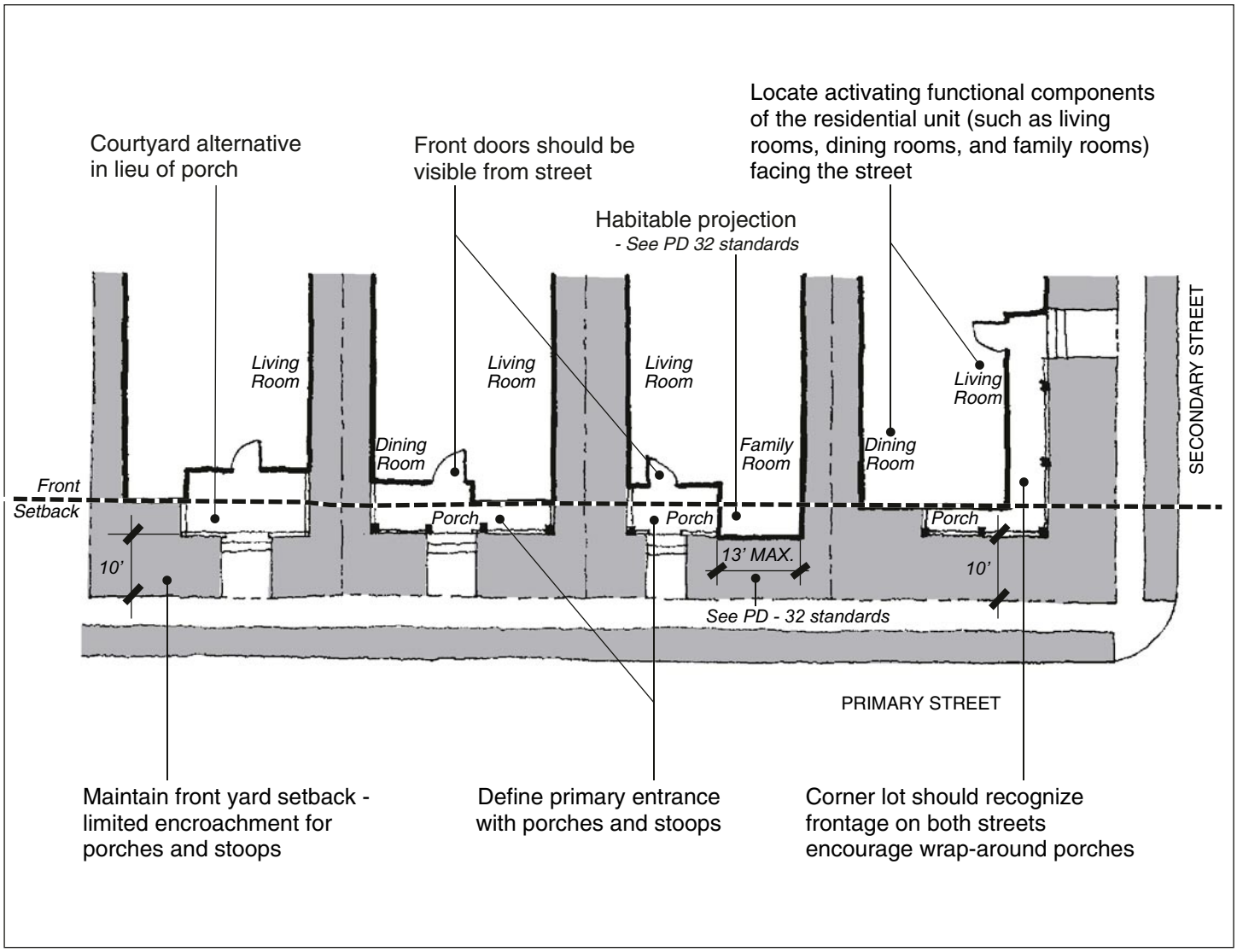


Figure 31: Single-Family District -Plan showing porches, entrances and side-yard setbacks

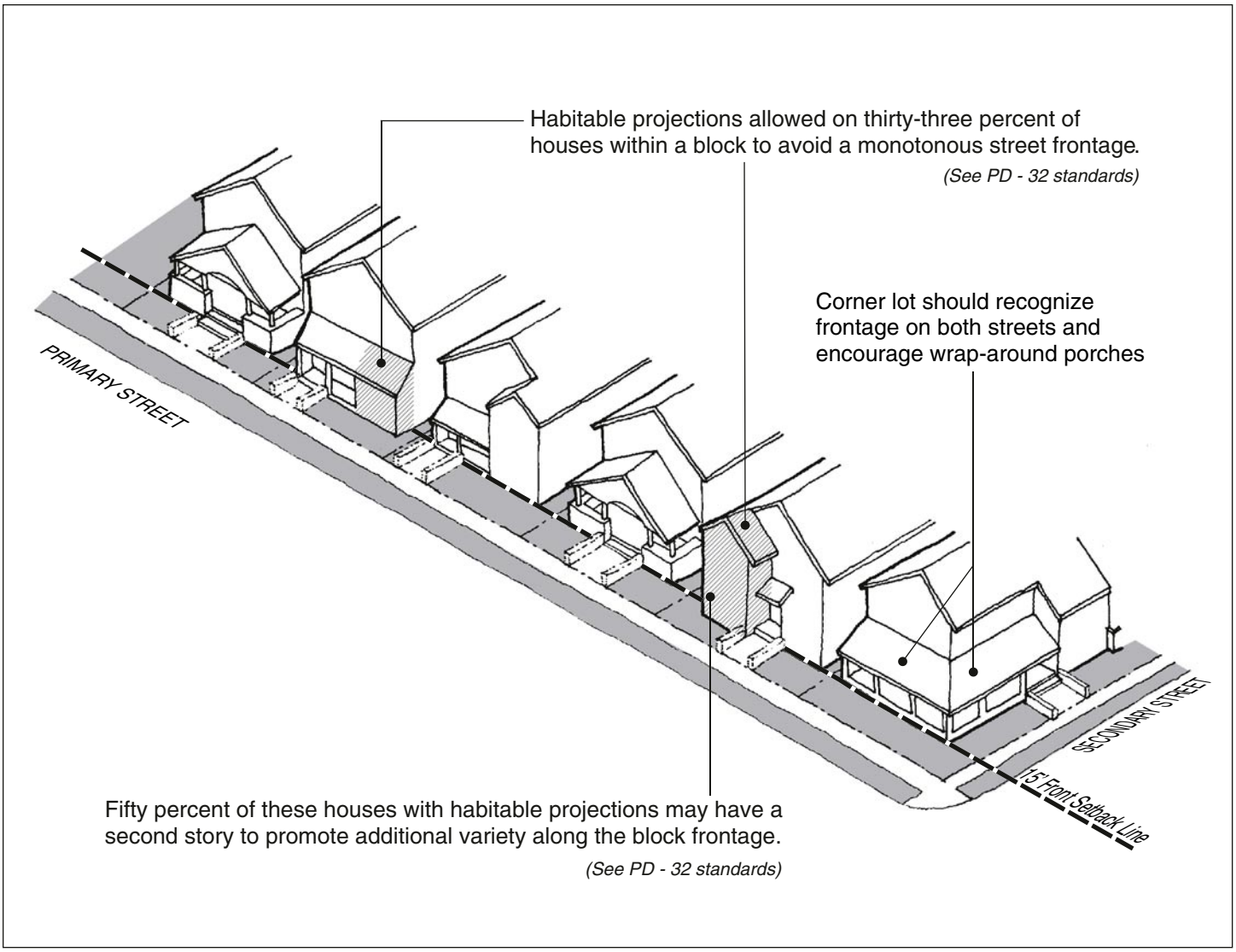


Figure 32: Single-Family District - Frontage conditions showing permitted habitable projections

Parking Garages / Alley Conditions

Alleys will provide access to parking while maintaining pedestrian friendliness of streets. (See Figure 33).

- Garages may be a maximum of two spaces wide. In the event that the garage is a separate building, such structure should be designed with the same level of care and quality of the main building. (See Figure 34).
- Habitable spaces over garage should be designed to "keep eyes on the alley" – no blank walls. (See Figure 34).
- Store trash and utilities in enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks.
- Provide sense of security in alley through night lighting and reduction of niches.

Alleys provide access to parking and service with habitable spaces over garages

Figure 33: Single-Family District - Alleys Conditions

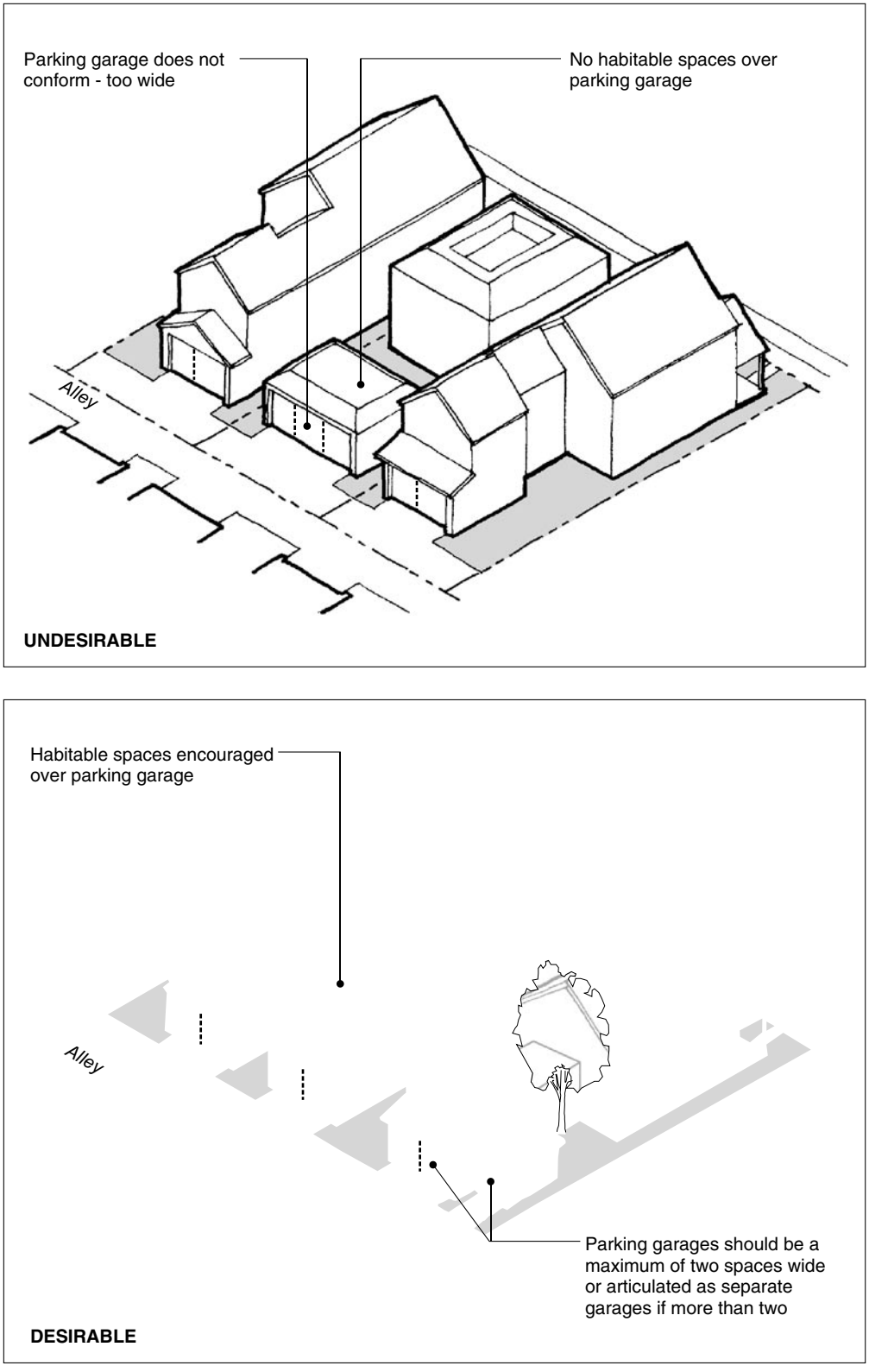


Figure 34 : Single-Family District - Parking Garages with Habitable Spaces Above

Rear Yards

- Following the design of most traditional single-family Long Beach neighborhoods, rear yards and patios are encouraged as the primary usable open space area for unit.

Side Yard Setback

While the primary purpose of side yards is to provide light and air, as well as fire and privacy separation between adjacent buildings, they should also be thought as an opportunity to provide usable open space for the unit.

- Side yards should not be treated simply as leftover spaces. They should be integrated in the overall open space for the unit.
- In special cases, and for the purpose of enhancing usable open space, reciprocal easements for side yards may be allowed through Site Plan Review

Porches and Entrances

Porches and expressed entrances will provide human scale along the street frontage, and will contribute to enhance the character of the streetscape. (See Figure 36). Refer to PD-32 Standards for minimum porch sizes.

- Front door or porch should be visible from street.
- Entry doors should be recessed a minimum of 18 inches from front facade.
- Porches are unglazed roofed structures, which should be designed as an integral part of the architectural vocabulary of the building.
- Roofs should be supported by posts; cantilevered coverings do not constitute porches.
- Design stoops as an integral part of the entry/ porch. Free-standing railings are discouraged. (See Figure 35).
- Porch posts and railings should be substantial in appearance. Posts should be at least 6 inches in width (nominal dimension of standard framing materials will meet the intent of this provision). (See Figure 35).
- Metal railings may be used when appropriate to a particular design style.
- Side entry doors are discouraged, except for entries facing side street on corner lot.

Figure 35 : Single-Family District - Porch and Stoop Conditions

Front door or porch should be visible from the street

Figure 36 : Single-Family District: Porches and Entrances

Fenestration

Well designed fenestration will be a key factor in establishing a high quality environment, and will provide for "eyes on the street".

- Face largest window opening to the street. (See Figure 38).
- Align fenestration between floors wherever possible. (See Figure 38).
- Fenestration should be used to create depth and articulation on the facade – no flat walls with flush aluminum windows. A minimum 4 inch recess for windows is encouraged.
- Discourage alignment of side yard windows between homes.
- Double hung and casement wood windows are preferred. True divided lites are preferred.
- All glazing within the facade should be clear, untinted glass.

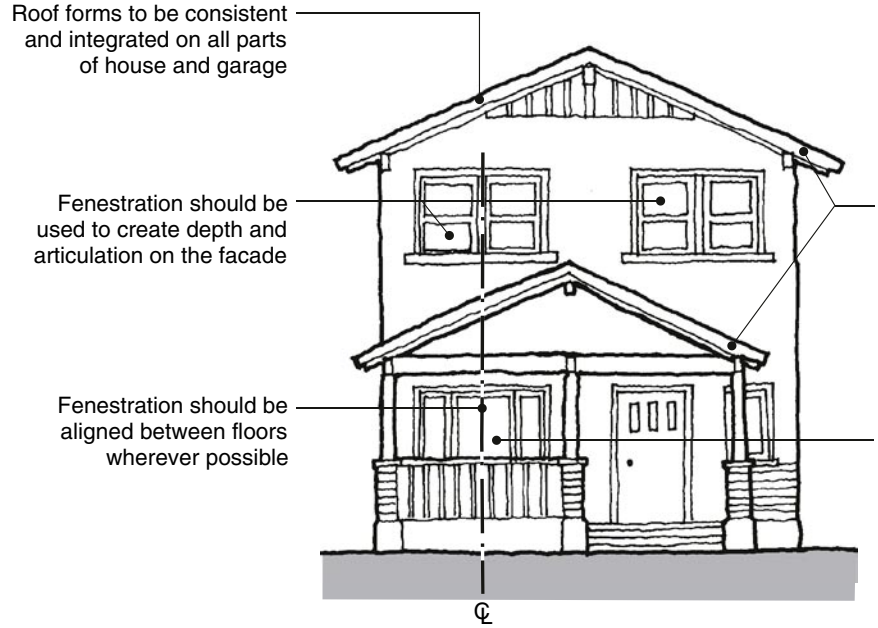
Facade Articulation

Form and scale architectural elements will provide human scale, interest, and variation in the streetscape.

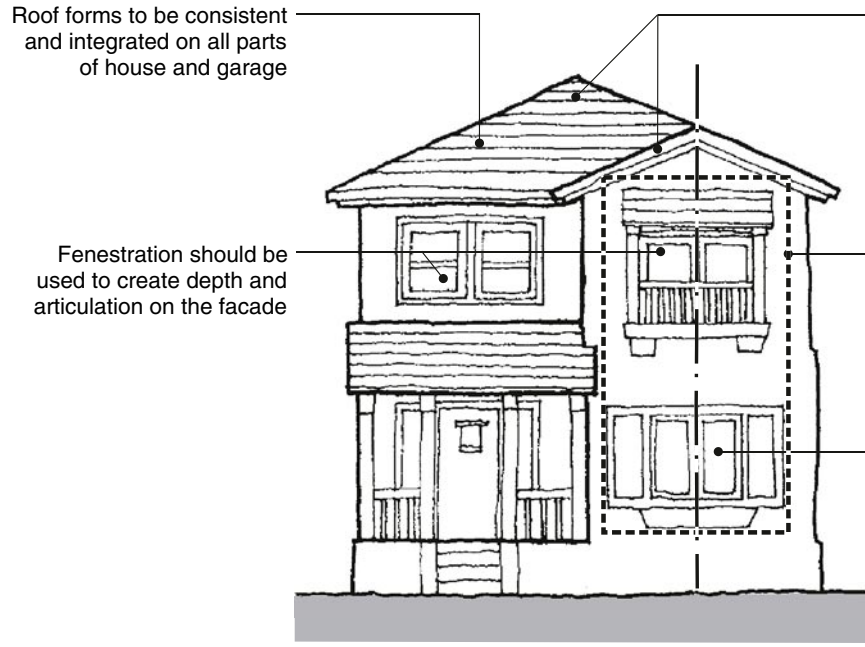
- All facades of a home, including side and rear facades, should have the same vocabulary of forms, details and materials.
- Larger wall and roof planes should include 3-dimensional design features such as chimneys, balconies, bay windows or dormers.
- Each block frontage should include a variety of one and two story elements. Use porches and balconies to break massing. (See Figures 37 and 38).
- Step backs of a minimum of one third of the length of the second floor on side yards are encouraged to avoid narrow 2-story corridors. Such stepback should be a minimum of 5 feet.

Examples of single-family detached dwellings showing variations in facade articulation and massing

Figure 37 : Single-Family District - Articulation & Massing



a : Front elevation of typical single-family dwelling with porch



b : Front elevation of single-family dwelling with two-story habitable projection and porch

Figure 38 : Single-Family District - Facade Articulation and Fenestration

Roof Form

Roof design is a factor that defines high quality, orderly, and regular street environments.

- Pitched roofs are encouraged for single-family homes.
- Flat roofs may be allowed only through the design review process.
- Roof forms should be consistent and integrated on all parts of house and garage. For sloping roofs on same unit, all roofs should have a similar pitch. (See Figure 39a).
- Roofs should not be designed as attention-getting devices.
- Roof materials should be compatible with the architectural style of the building. Materials such as concrete or clay tile, slate, fireproof wood shingles, and similar high quality materials are preferred. Roof materials with minimal thickness qualities such as composite tiles and metal may be considered if appropriate to the building vocabulary.

Variety of Product / Architectural Styles

Traditional Long Beach neighborhoods have provided a variety of architectural styles (See Figure 39b). New developments should be reflective of such tradition, and should have architectural features that provide richness in textures and patterns.

- Architectural references to traditional Long Beach historic styles such as Craftsman, Mission, Italian Renaissance and Spanish Colonial Revival should be genuine and should include the attention to detail that such approach demands.
- Variation in architectural styles is encouraged. See PD-32 for Development Standards.
- Block frontages should include at least five to six distinct variations (in plan and elevation) plus one or more variation for corner lots.
- Homes of the same model may not appear on abutting lots.

a : Roof Forms Should be Consistent and Integrated on all Parts of the House.

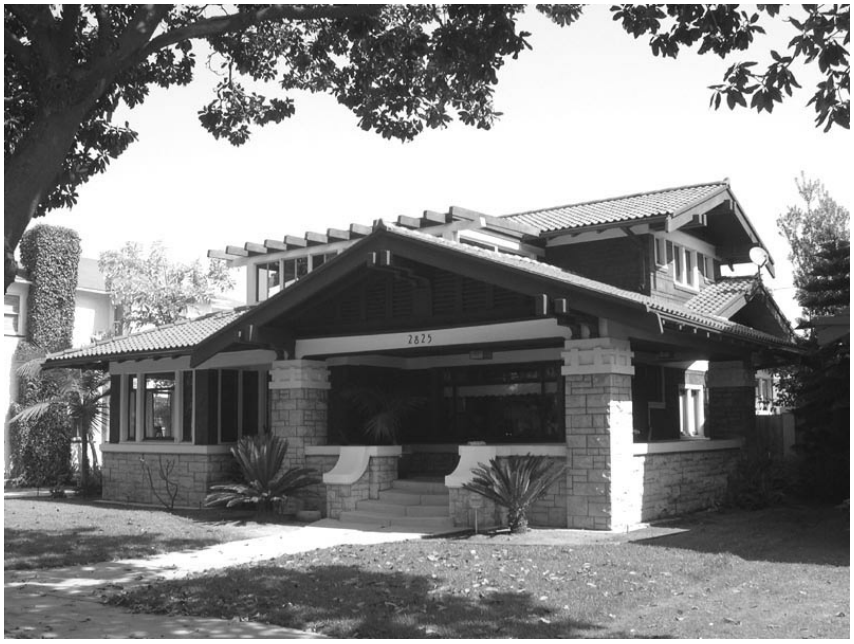
b : Block Frontage Should Include at Least five-to-six Distinct Variations

Figure 39 : Single-Family District - Roof Form and Architectural Styles

Materials & Color

Materials should convey an image of quality and durability and high levels of craftsmanship. They should be able to retain their appearance over time. (See Figure 40).

- Use quality materials such as smooth trowel finish painted stucco, shiplap, board and batten wood siding, stone and brick found in many traditional Long Beach residential neighborhoods.
- Materials that convey an inherently inexpensive or simulated look are not desired.
- Changes of wall materials should be integral to the architectural vocabulary of the building forms and not arbitrary or cosmetically applied. Changes in material should generally occur at inside corners, as a return of at least four feet from an external corner, or accommodated through architectural detail such as cap or change in plane. (See Figure 41).
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.
- Thickness and width of all exterior surrounds and trim pieces should have a direct proportional relationship to the architectural features of the building.



Traditional materials used to convey an image of quality and durability

Figure 40 : Single-Family District - Use of Materials

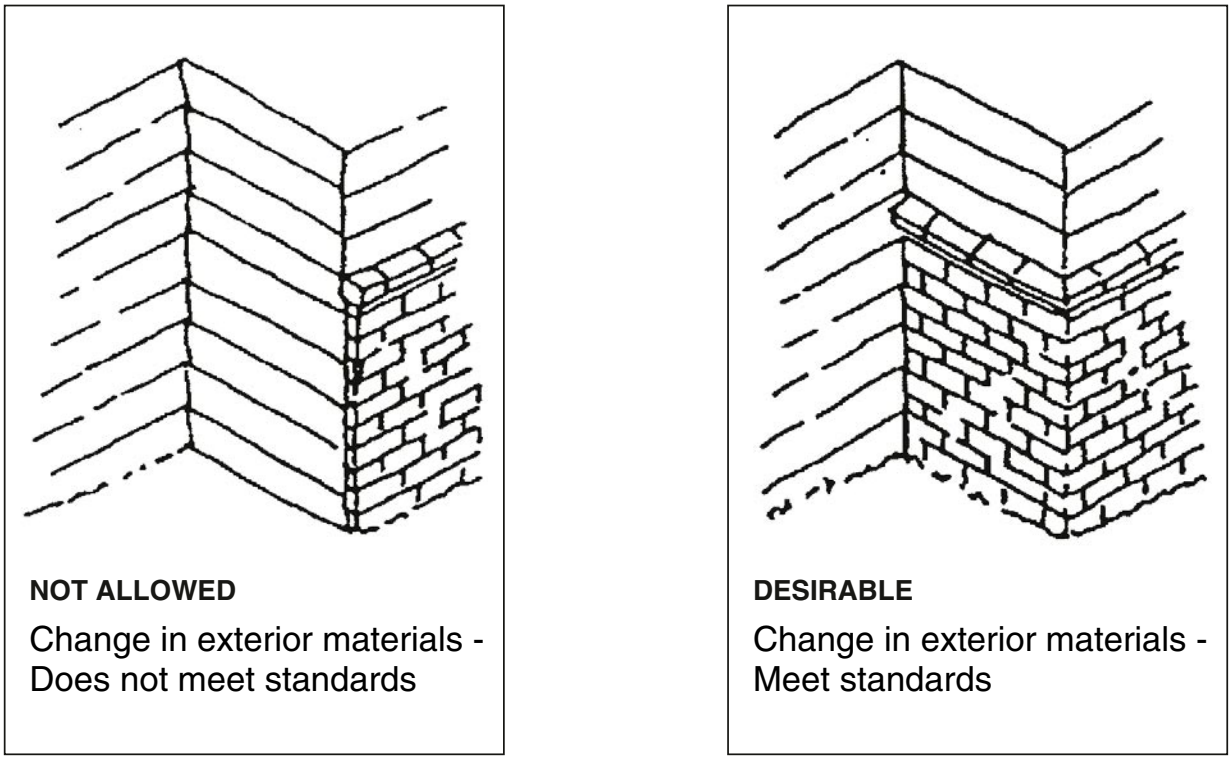


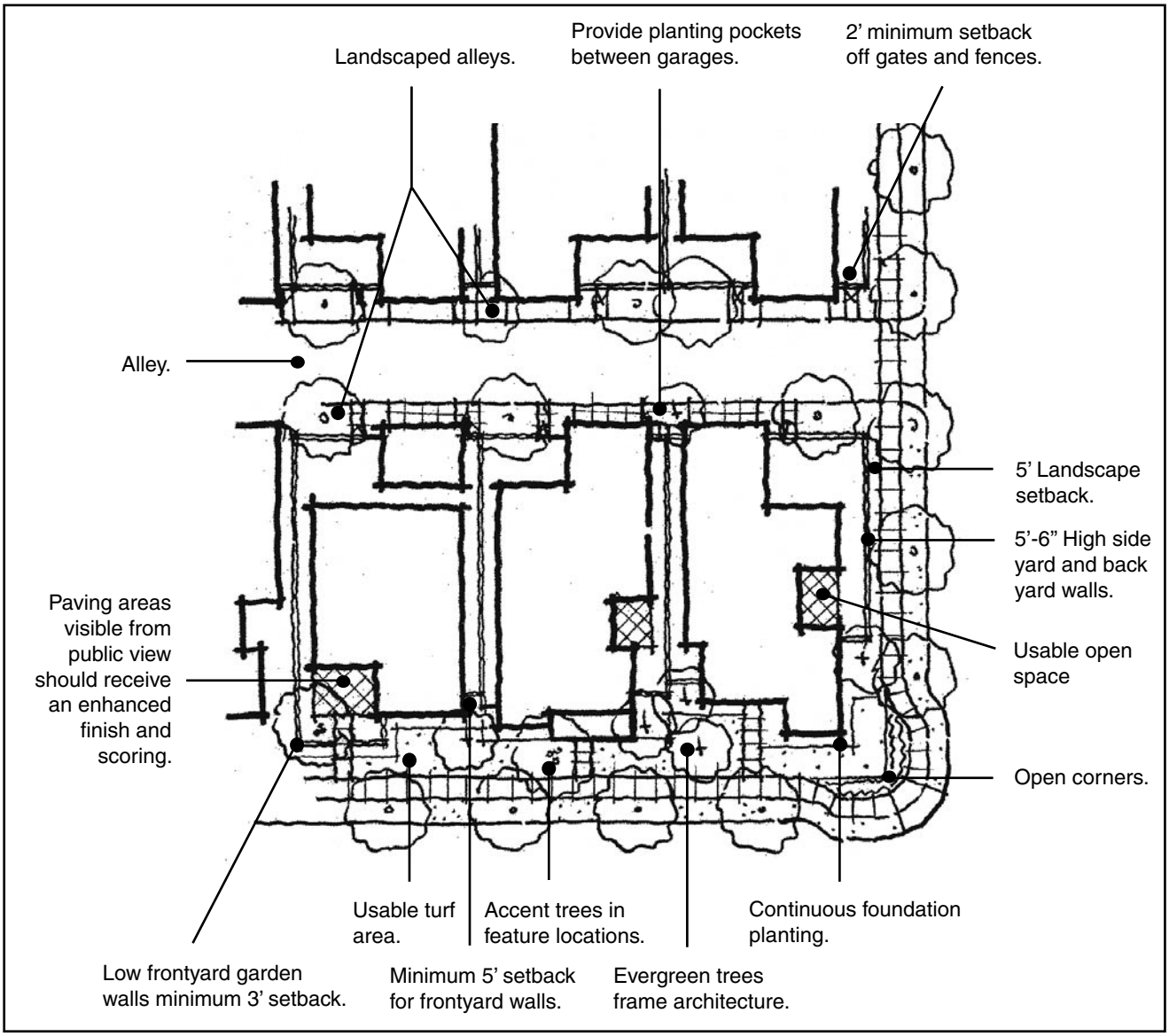
Figure 41 : Single-Family District - Change in Materials

Landscape Guidelines

The below criteria are specific requirements related to Single Family Residences.

Walls and Fences

- Side yard gates and walls shall be setback from building faces. Minimum setback from building face in front yards is 5'. Minimum setback from building face in alleys is 2'.
- All side and rear walls shall be constructed of masonry. The color and finish shall compliment the adjacent architecture.
- Wood fencing is not permitted for side and rear yard walls.
- Frontyard garden walls and fences shall be setback from the sidewalk a minimum of 3' to allow for landscaping and will be low in height (maximum 3'). (See Figure 42).
- Side yard and rear yard walls are to be a maximum of 5'-6" in exposed height except at retaining wall conditions where a maximum of 8'-6" is permitted from highest side.
- Side yard walls shall be setback from sidewalk a minimum of 5' at corner lots. (See Figure 42).
- Front yard walls and fences are discouraged on corner lots to create a visually open character.



This plan represents a potential design solution. The actual design may vary.

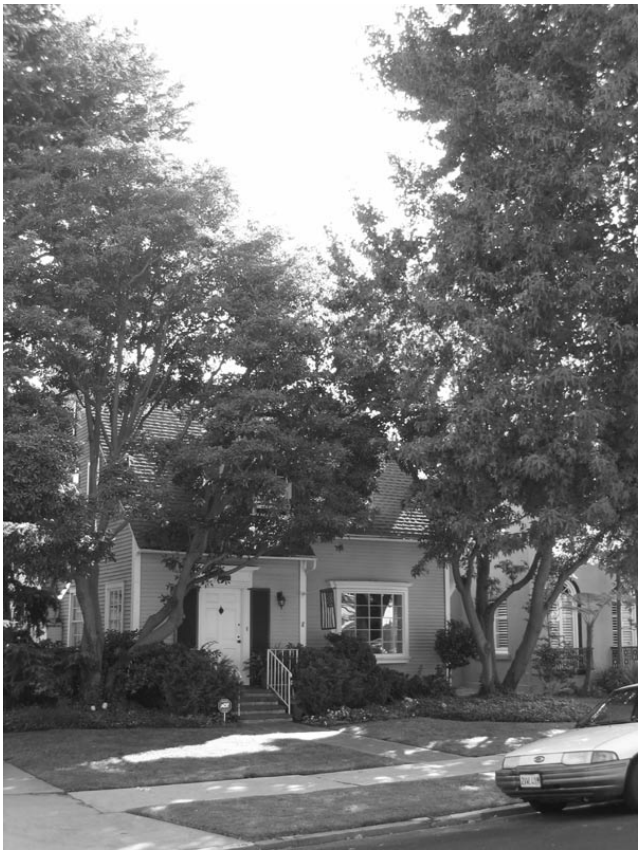
Figure 42 : Single-Family District - Landscape Plan

Planting

- Provide planting pockets between garages in alleys to accommodate 15 gallon plant material.
- Alleys shall be landscaped with trees, shrubs, vines, and groundcovers.
- One 24" box tree minimum is encouraged per home in the front yard. Tree location shall be carefully considered in relationship to street tree location.
- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Shrub planting areas shall be 3' minimum width.
- Evergreen trees should frame the building architecture. (See Figure 43).
- Evergreen, deciduous, or flowering accent trees should be installed in feature locations.
- Turf areas should be designed to be large enough to be usable. (minimum 150 sf)
- Refer to plant palette for suggested plant material. (See appendix).

Usable Open Space (courtyards)

- One larger open space is encouraged as opposed to multiple smaller spaces.
- Open space is encouraged to be designed to be usable (8' minimum). See PD-32 Development Standards for specific standards.



a. Evergreen trees should frame the building architecture.

b. Provide planting pockets between garages in alleys to accomodate 15 gallon plant material.

Figure 43 : Single-Family District - Planting Images

Row House District (Sub Area 2)

As a transition from commercial activity and higher density uses along Lakewood Blvd., residential uses within Planning Sub-Area 2 are envisioned to feature street-oriented row houses. These row houses are envisioned to capture the spirit of urban living while including features such as rear garages and private yard areas that are intended to offer a lifestyle similar to single-family residences. Each residence is envisioned to have a front door "stoop" on local streets to enhance neighborhood qualities and pedestrian activity (See Figure 43b). The street character is envisioned to be generally urban with two- and three-story residences maintaining the street edge (See Figure 44a). Third floors will have greater street setbacks to promote pedestrian scale structures and massing elements. In keeping with the modern versions of this building type, architecture within this district is encouraged to feature a degree of uniformity coupled with subtle use of massing relief, and use of multiple materials and color. Given the urban nature of this district, use of materials such as integral color architectural concrete, fully backed metal panels, masonry, and other such desirable enhanced finishes is highly encouraged.

a : Example of row house dwellings defining the street edge

b : Example of row house dwellings with entry stoops

Figure 44 : Row House District - Architectural Character

Building Orientation

In order to promote traditional neighborhood character, and to reinforce the character and quality of walkable streets, buildings should provide orientation and access toward the street and the parks. Provide "eyes on the streets and parks"

- Locate primary entrance facing the primary street frontage. (See Figure 45).
- Raise first floor eighteen to twenty-four inches above adjacent grade.
- Clearly define the primary entrance by using a raised porch and stoop. (See Figure 45).
- Entries should be entirely integrated into the main building, and not be designed as projections.
- Locate activating functional components of the residential unit (such as living rooms, dining rooms, and family rooms) facing the street (See Figure 48).
- Corner lots should recognize frontage on both streets i.e. wrap-around porch or similar architectural elements.

Front Yard

Front yards provide a transition between public and private spaces, and a place for interaction between residents.

- Buildings should maintain a consistent front yard setback with limited encroachment for stoops, porches and courtyards. See PD-32 Development Standards for specific standards. (See Figures 45 and 48).
- Traditional "row house" units do not have walls or fences on front yard setback, and therefore should be avoided. With the exception of stoops, projections from the street facade are not desirable. (See Figures 45 and 48).
- Design front walks as simple and direct connections between the sidewalk and the front entry.

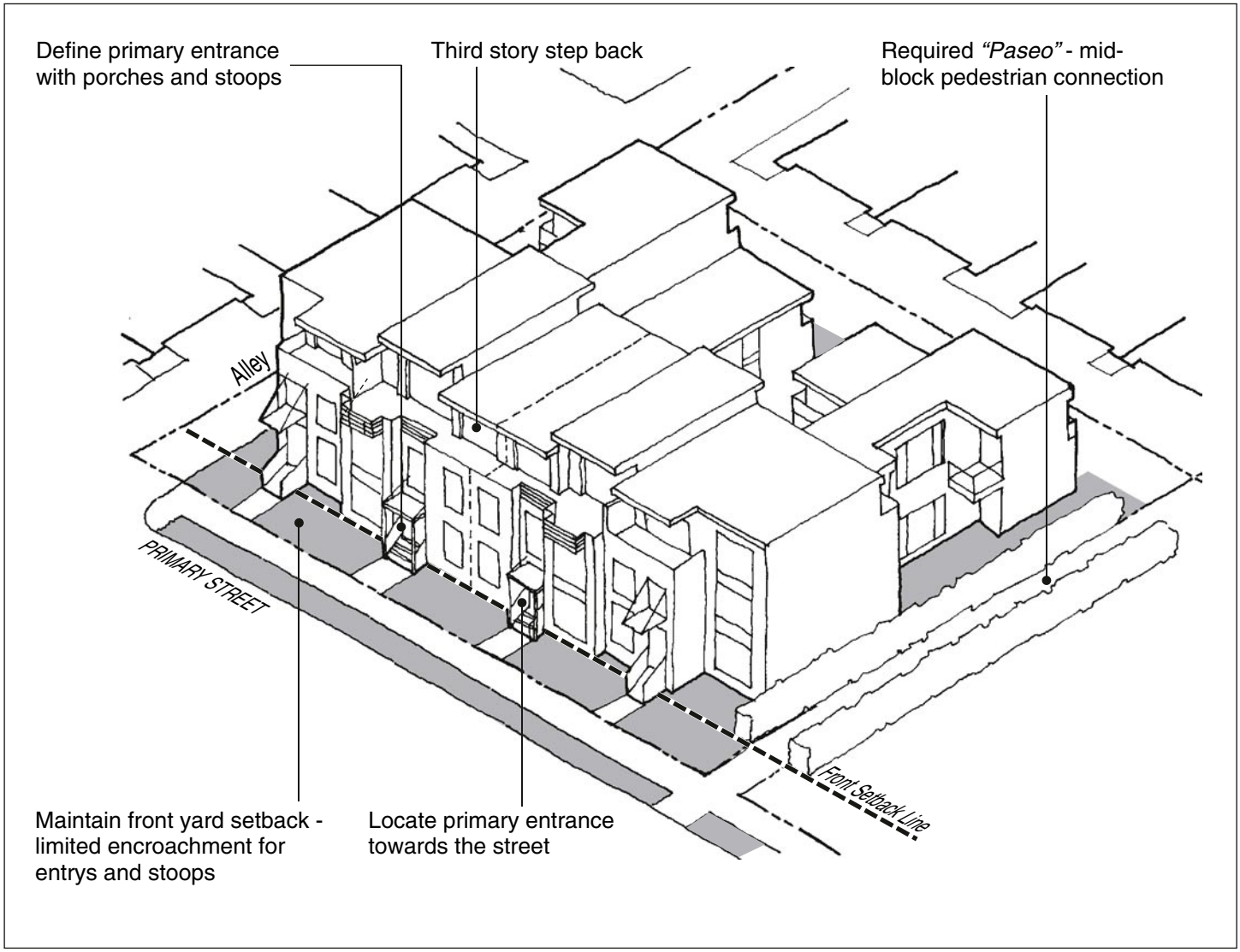


Figure 45 : Row House District - Building Orientation and Frontage Conditions

Parking Garages / Alley Conditions

Alleys will provide access to parking while maintaining pedestrian friendliness of streets (See Figure 46).

- Parking garages should be designed as an integral part of the home. In the event that the garage is a separate building, such structure should be designed with the same level of care and quality of the main building.
- Habitable spaces over garage should be designed to "keep eyes on the alley" – no blank walls. (See Figures 46 and 47).
- Store trash and utilities in enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks.
- Provide sense of security in alley through night lighting and reduction of niches.

Alley condition showing landscaping and habitable spaces over garages

Figure 46 : Row House District - Parking Garages with Habitable Spaces Above

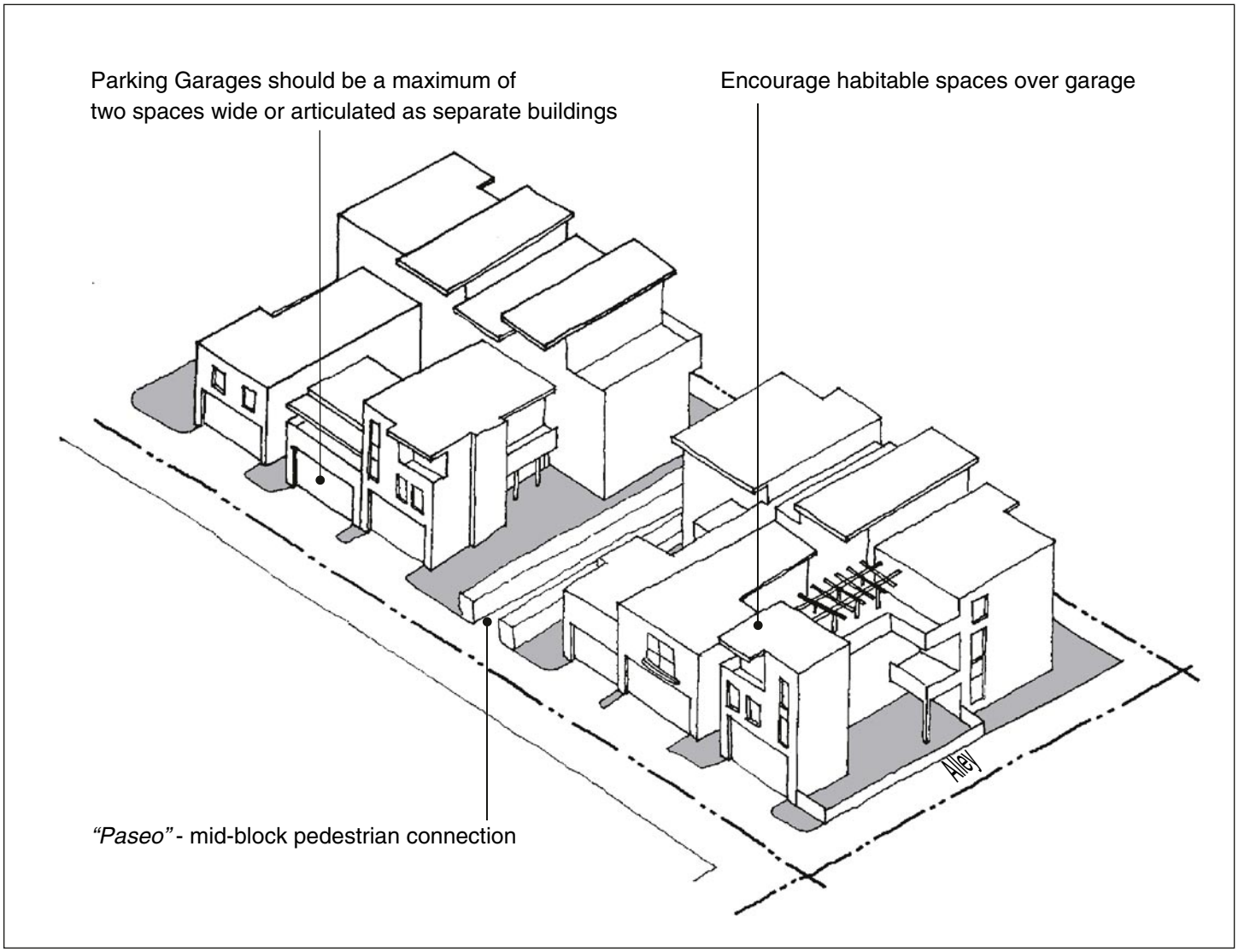


Figure 47 : Row House District - Parking and Alley Conditions

Street Walls (Build-to-Lines)

All streets in Sub Area 2 are encouraged to maintain build-to lines as a traditional feature of "row house" building types. Such build-to-lines should be similar to those required in PD-32 Development Standards for "C" Street.

Landscaped Pedestrian Links (Paseos)

To promote pedestrian connectivity throughout the project, pedestrian "paseos" will be provided. Refer to PD-32 for Development Standards. (See Figure 48).

- Paseos should be landscaped, and inviting to promote pedestrian access (Refer to Landscape Guidelines).
- Privacy between units should be taken into account, while still providing a safe and attractive corridor for public use.
- Paseos should align at alleys, and should be generally located within the middle of the block. Coordination with adjacent blocks is encouraged.
- Special pedestrian lighting should be provided to maintain a safe environment for pedestrians.

Stoops, Entrances, and Porches

Expressed entrances and porches will provide human scale along the street frontage, and will contribute to enhance the character of the streetscape. (See Figure 48).

- Front doors should be visible from street. Subtle variation in entry design is desired in order to maintain a consistent street frontage.
- Every unit shall have a covered front entry. Entry doors should be recessed a minimum of 18 inches from front facade.
- Side entry doors are not appropriate in this building type.
- In selected cases, porches may be included as part of the street frontage. Porches should be designed as an integral part of the massing of the building. Projected porches are discouraged.
- Stoops are encouraged, and should be designed as an integral part of the entry/porch. Free-standing railings are discouraged.
- Porches and railings should be substantial in appearance and integrated into the building architecture. Posts should be at least 6 inches in width (standard framing materials with the nominal dimension will meet the intent of this provision)
- Metal railings may be used when appropriate to a particular design style.

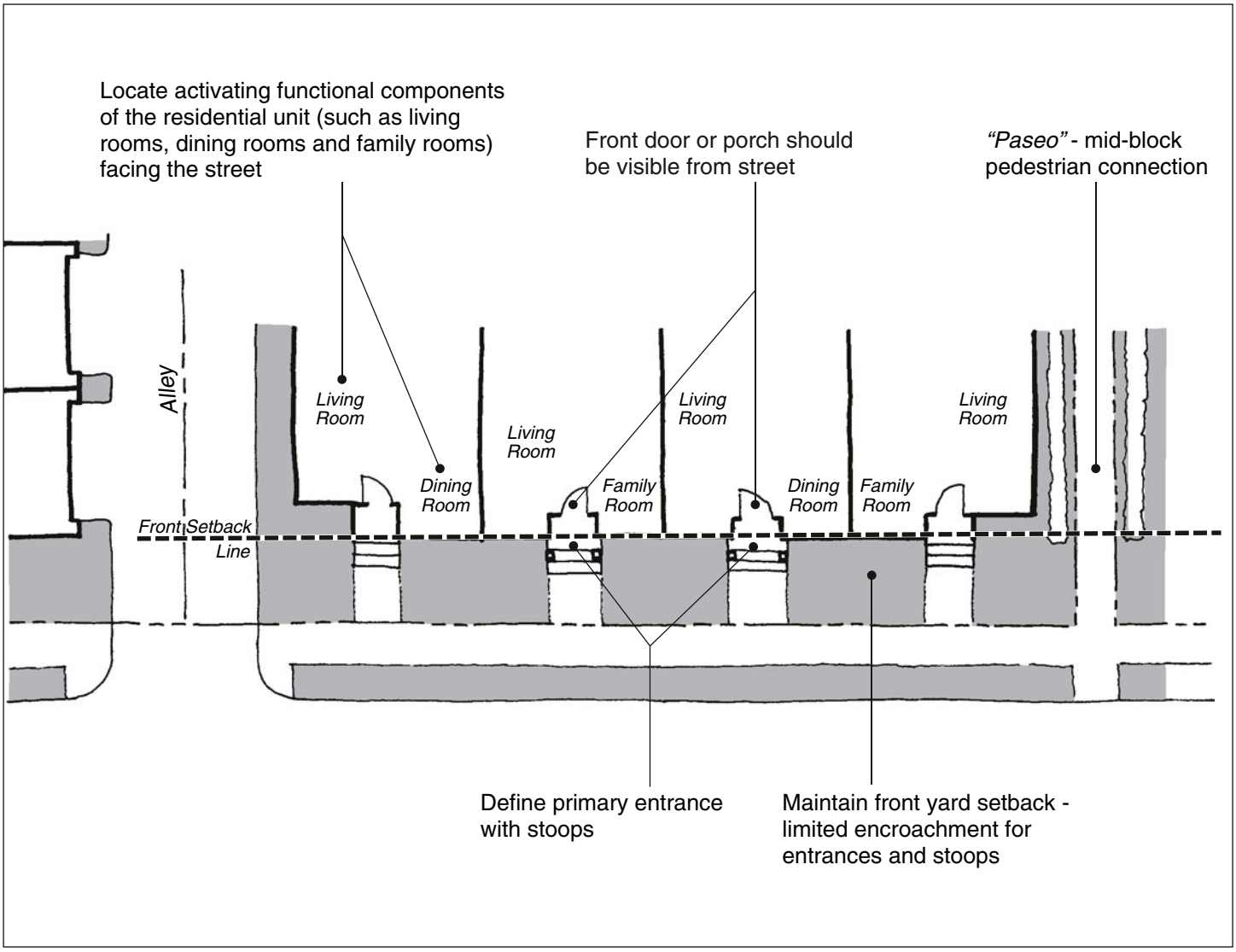


Figure 48 : Row House District - Porches, Entrances and Frontage Conditions

Fenestration

Well designed fenestration will be a key factor in establishing a high quality environment, and will provide for "eyes on the street".

- Largest window opening should face the street (See Figure 49b).
- Fenestration should be aligned between floors wherever possible.
- Fenestration should be used to create depth and articulation on the facade – no flat walls with flush aluminum windows. A minimum 4 inch recess for windows is encouraged.
- Double hung and casement wood windows are preferred. True divide lites are preferred.
- All glazing within the facade should be clear, untinted glass.

Facade Articulation

Form and scale architectural elements will provide human scale, interest, and variation in the streetscape. (See Figure 49).

- All facades of a home, including side and rear facades, should have the same vocabulary of forms, details and materials
- Larger wall and roof planes should include 3-dimensional design features such as chimneys, balconies, bay windows or dormers.
- In this building type, block frontage should be consistent in scale and architectural style. Stoops, porches and balconies should also be consistent.

Roof Form

Roof design is a factor that defines high quality, orderly, and consistent street environments.

- Design of roofs should be consistent with the style of the buildings. Well designed modern interpretations of "row houses" with flat roofs are acceptable.
- Roof forms should be consistent and integrated on all parts of house and garage. For sloping roofs on same unit, all roofs should have a similar pitch. (See Figure 49a).
- Roofs should not be designed as attention-getting devices.
- Roof materials should be compatible with the architectural style of the building. Materials should be of high quality and durable.

a : Rowhouses with sloping roof forms and defined facade articulation

b : Contemporary rowhouses showing well-articulated fenestration with large windows facing the street

Figure 49 : Row House District - Facade Articulation and Fenestration

Variety of Product/Architectural Styles

To provide a transition between traditional single family homes and multi-family units, development in this sub area should be seen as an opportunity to blend traditional "row house" qualities with modern architectural expression. (See Figure 50b).

- Promote traditional town home qualities and innovative styles (such as lofts) as a form of transition from traditional-style Single Family Dwellings.
- While a variety of unit plan types is desired, block frontages (including those on opposite side of the street) should minimize distinct models in elevation to reinforce typical "row house" environments with consistent facades. (See Figure 50a).
- Each block frontage should have a consistent two story front facade with stepbacks at third stories.(See Figure 50b).

Materials & Color

Materials should convey an image of quality and durability appropriate to an urban environment. They should be able to retain their appearance over time.

- Use a combination of traditional materials such as smooth trowel stucco, brick and stone, with modern materials such as metal panels and glass.
- Changes of wall materials should be integral to the architectural vocabulary of the building forms and not arbitrary or cosmetically applied. Changes in material should generally occur at inside corners, as a return of at least four feet from an external corner, or accommodated through architectural detail such as cap or change in plane.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.
- Thickness and width of all exterior surrounds and trim pieces should have a direct proportional relationship to the architectural features of the building.

a : Appearance of distinct units minimized to reinforce the block-frontage with a consistant facade

b : Variety achieved with the use of color, materials and fenestration within a consistant architectural vocabulary

Figure 50 : Row House District - Architectural Styles and Massing

Landscape Guidelines

The below criteria are specific requirements related to Rowhouse Residences.

Walls and Fences

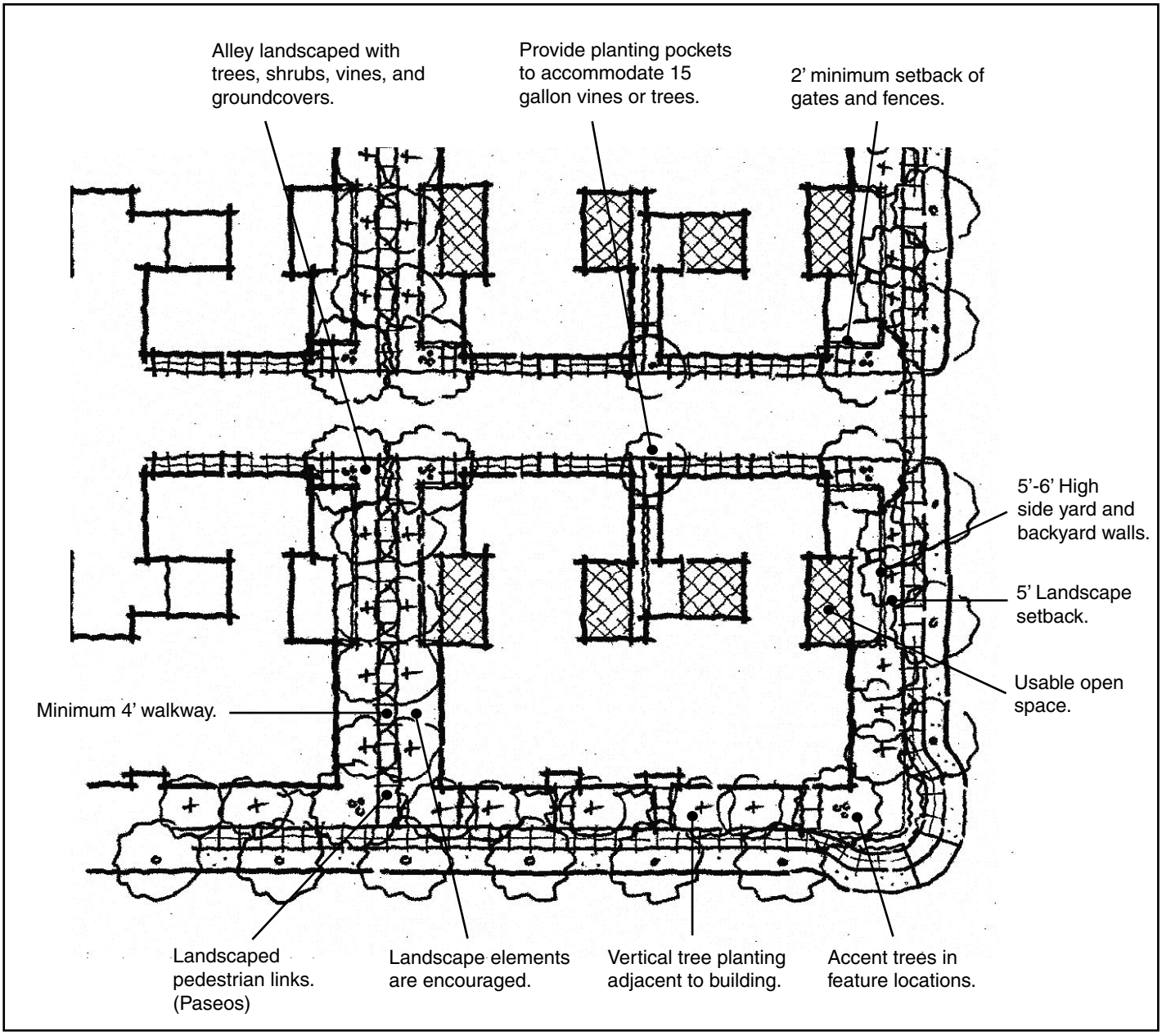
- Retaining walls, if required, should be set back 2' minimum from the back of walk. (maximum height 30").
- Front yard fences and garden walls are not permitted.
- Side yard gates and walls should be setback from building faces. Minimum setback from building face in alleys is 2'. (See Figure 51).
- All side and rear fence walls shall be constructed of masonry. The color and finish shall compliment the adjacent architecture.
- Wood fencing is not permitted for side and rear yard walls.
- Side yard and rear yard walls are to be a maximum of 5'-6" in exposed height except at retaining wall conditions, where grading requires maximum of 8'-6" is permitted. (See Figure 51).
- Side yard walls shall be setback from sidewalk a minimum of 5' at corner lots.

Planting

- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Alleys are to be landscaped with trees, shrubs, vines, and ground covers.
- Provide planting pockets between garages in alleys to accommodate 15 gallon vines or trees. (See Figure 51).
- Shrub planting areas shall be 3' minimum width.
- Evergreen, deciduous, or flowering accent trees should be installed in feature locations.
- Vertical tree planting is encouraged adjacent to the building architecture. (See Figure 51).
- Refer to plant palette for suggested plant material. (See appendix).

Landscaped Pedestrian Links (Paseos)

- Paseos are to be landscaped to enhance the pedestrian experience.
- Minimum 4' wide sidewalks are to be installed to provide connection from the alley to the public sidewalk. (See Figure 51).
- Trees, shrubs, ground covers, and vines are to be installed to soften architecture.
- Landscape elements such as arbors or garden ornaments are encouraged to enhance the pedestrian experience.



This plan represents a potential design solution. The actual design may vary.

Figure 51 : Row House District - Landscape Plan

Multi-Family Residential Districts (Sub Areas 1, 3, 5 and 6)

Lakewood Boulevard Condominiums (Sub Area 1A)

With the intent of establishing an edge condition that is "urban" in appearance, and appropriate to a major boulevard, and which does not turn its back to the Boulevard but engages it, building heights and "build-to" requirements have been devised to create a strong architectural presence along the easterly border of PD-32. (See Figure 61a). Buildings up to three stories in height with simple building forms and massing as well as basement parking will be appropriate to the character of the Boulevard. Because of noise attenuation considerations, private balconies will not be required for units facing Lakewood Boulevard. This elimination of balconies in lieu of additional common open space is encouraged to promote simple building massing that complements the commercial highway nature of the Boulevard.

Principle building entrances are anticipated to be generally located on local project streets. Although not prohibited, entrances to individual residences are not expected to be located along Lakewood Boulevard. The buildings are intended to be sited to form an urban "edge" upon entering the site from Lakewood Boulevard. Visitor parking is envisioned to be provided on local streets or within facilities provided on site.

Townhomes and Flats Districts (Sub Area 3 and 6)

These districts include an area adjacent to the corner of Carson Street and Lakewood Boulevard as well as land area adjacent to the commercial zones of PD-32. The moderate density of these areas will include pedestrian scaled areas such as courtyards and enhanced common open space, while maintaining individual identity for each residence. The buildings will be predominantly two- and three-stories and are envisioned to be site planned to minimize garage door visibility from local streets. Third story massing will be generally stepped back from street oriented building facades adjacent to lower density uses. Similar to the row-house and single family detached neighborhoods, front doors of individual units are encouraged to orient to public street sidewalks wherever practical in an effort to unify neighborhoods and contribute to pedestrian activity. As these districts are comprised of larger block sizes than is otherwise typical within PD-32, significant building massing breaks, pedestrian scaled building articulation, and the use of meaningful private green spaces should be used to avoid monolithic and otherwise un-broken massing. (See Figure 61b).

a : The condominiums along Lakewood Blvd. shall establish a strong urban presence along the eastern edge of the site

b : An example of the townhomes and flats with their pedestrian-scaled spaces and orientation towards the sidewalk

Figure 52 : Multi-Family Districts - Condominiums, Townhomes and Flats

Golf Course Condominium District (Sub Area 5)

In response to the community-wide view opportunity provided by the adjacent golf course, this district will be designed with buildings that allow golf course views to be enjoyed by residential unit occupants and the neighborhood in general. The building will feature a porous edge with special height and density provisions established for this location. Three story-structures will be permitted adjacent to the golf course while a two-story height limit will be imposed along "5th" Avenue as a transition to adjacent two-story detached districts.

The residential buildings in this district should be designed with specific consideration to the site context: building massing and unit placement should be "resort-like" and oriented to the golf course; generous balconies and verandas should be located along the golf course frontage; special emphasis should be placed on common landscaped areas rather than private yards; and open/ transparent fencing should be used instead of solid walls (See Figure 53). To further assure visual and physical connectivity to the golf course and the bike path, view corridors have been established at "A" Street, "B" Street, and "E" Street. Park improvements at the end of "C" Street will provide a visual opening from the community to the open space. This district may include townhouses with front stoops along "5th" Avenue in combination with the view-oriented condominiums located along the park and golf course edges.

a : The condominiums along the northwest edge of the site will orient towards the adjacent golf-course with generous balconies and openings along this frontage

b : An example of a multi-family residential dwelling oriented towards the adjoining major open space

Figure 53 : Multi-Family Districts - Golf Course Condominiums

Building Orientation

In order to promote traditional neighborhood character, and to reinforce the character and quality of walkable streets, buildings should provide orientation and access toward the street and the parks, and not to be oriented inward.

- Locate primary entrance facing the primary street frontage. (See Figure 54).
- Clearly define the primary entrance though the use of enhanced architectural detail, entry canopies, and building articulation.
- Locate activating functional components of the residential units (such as living rooms, dining rooms, and family rooms) facing the street. Provide "eyes on the streets and parks". (See Figure 56).
- Corner lots should recognize frontage on both streets.
- All building frontages should be designed with the same level of care and attention to detail.

Site Planning Issues

Projects should be designed as an integral part of the neighborhood and the community, rather than private and isolated enclaves.

- Subterranean parking is the preferred method for storing cars.
- Buildings should frame neighborhood gateways and define community open spaces through the use of architectural features such as towers and stepbacks.
- Public, common, and private spaces should be clearly defined and distinguishable. (See Figure 54).
- Promote ground floor units with direct access from the street with stoops and/or patios. (See Figure 54).
- Units should orient towards the street and common areas. (See Figure 54).
- Architectural features such as colonnades, arbors, trellis structures should be used to enhance and positively define usable open space.
- Site entries should contribute to the streetscape, and should be distinguishable through the use of added texture and careful use of contrasting materials.
- Entry drives and access should be coordinated with adjacent projects, and should be placed in such a way to not disrupt pedestrian use of public sidewalks.
- Place vehicular entries away from primary circulation streets. (See Figure 54).

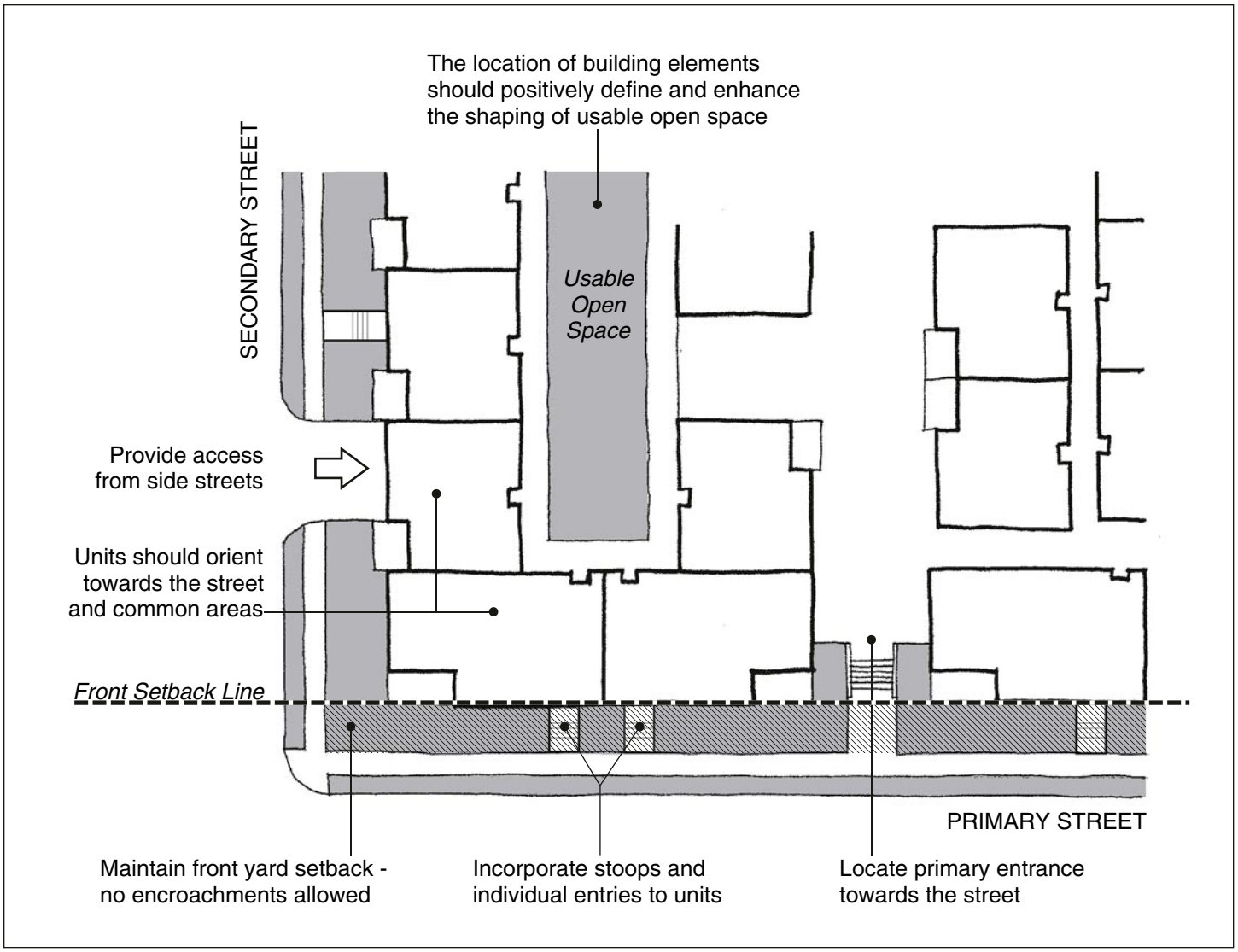
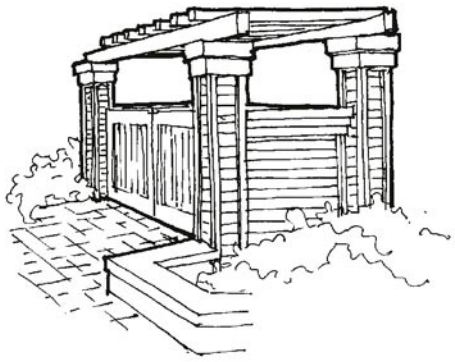


Figure 54 : Multi-Family Districts - Orientation and Site Planning Issues

Parking/ Service

Provide access to parking while maintaining pedestrian friendliness of streets. In addition to being subject to the Off Street Parking and Loading Requirements in Chapter 21.41 of the LBMC, parking design (structured and open lot) should include the following:

- Parking, including open parking lots should be screened by residential units and invisible to the public right-of-way.
- Landscape screening should only be used as a final choice, and not as a primary method of screening parking structures.
- Design parking entrances to be subordinate to main pedestrian entrances and to the overall project image.
- Parking should not disrupt the quality of common spaces and pedestrian environments.
- Distribute parking throughout the site in discrete parking courts or parking structures.
- Services for multi-family developments should not be visible from public areas.
- Store trash enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks. (See Figure 55).
- Conceal utility meters, transformers, and other service elements from public view.
- Semi-subterranean garages and ground level garages should be designed as an integral part of the project, and with the same care and design attention as the buildings they serve. (See Figure 56).



All trash enclosures should be architecturally compatible with the project

Figure 55 : Multi-Family Districts - Trash Enclosures

Residential building over a semi-subterranean garage which is screened from view by landscaping

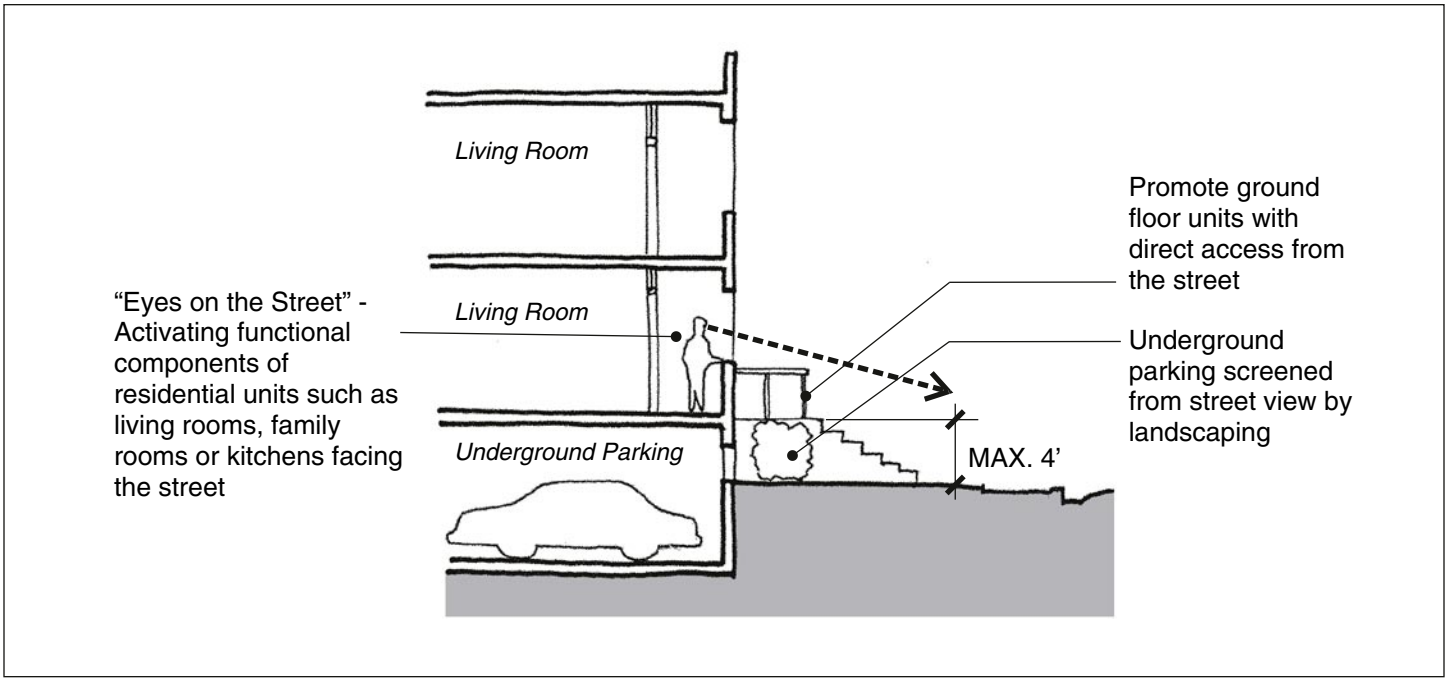


Figure 56 : Multi-Family Districts - Building Orientation and Parking Conditions

Landscaped Pedestrian Links (Paseos)

To promote pedestrian connectivity throughout the project, landscaped pedestrian "paseos" should be provided. (Refer to Figure 57 and Landscape Guidelines).

- Use of mid-block connections to connect projects to parks and pedestrian-serving uses on "F" Street is encouraged.
- Paseos should be landscaped, and inviting to promote pedestrian friendliness.
- Privacy between units should be taken into account, while still providing a safe and attractive corridor for public use.
- Special pedestrian lighting should be provided to maintain a safe environment for pedestrians.

a. Mid-block connections utillized to link housing to parks and pedestrian-serving uses.

b. Paseos are to be landscaped to enhance the pedestrian experience.

Figure 57 : Multi-Family Districts - Landscaped Pedestrian Links (Paseos)

Architectural Design

The design of multi-family projects should be reflective of the commitment to high quality design.

- Multi-family projects should use a unifying vocabulary of forms and architectural elements that reflect a contemporary style. Direct references to historic styles and cosmetic architectural theming should be avoided.
- Projects should provide human scale architectural features such as arcades, texture, and upgraded materials in areas of pedestrian activity.
- Visual interest should consist of articulation of facades, changes in plane, stepbacks, and use of materials. Paint does not constitute articulation. (See Figures 58 and 60).
- Building forms should be articulated by varying roof heights and wall planes integrated with intended internal building volumes and not superficially applied. Unbroken volumes are not permitted. Additional height in certain areas for architectural features such as corner and entrance elements is encouraged.
- Multi-story buildings should have an expressed base, middle and top as part of the architectural composition, as a way to reduce the apparent height and promote pedestrian scale. (See Figure 62).
- Roof forms should be an integral part of the design of the building. Roofs should reinforce the massing of buildings, and the architectural expression of the roof should cover the entire width and depth of buildings. “False Mansard” roofs are not allowed. (See Figure 59).
- Roofs should not be designed as attention-getting devices.
- Stairways, elevators and similar architectural elements should be integral to the overall architecture – not afterthoughts.

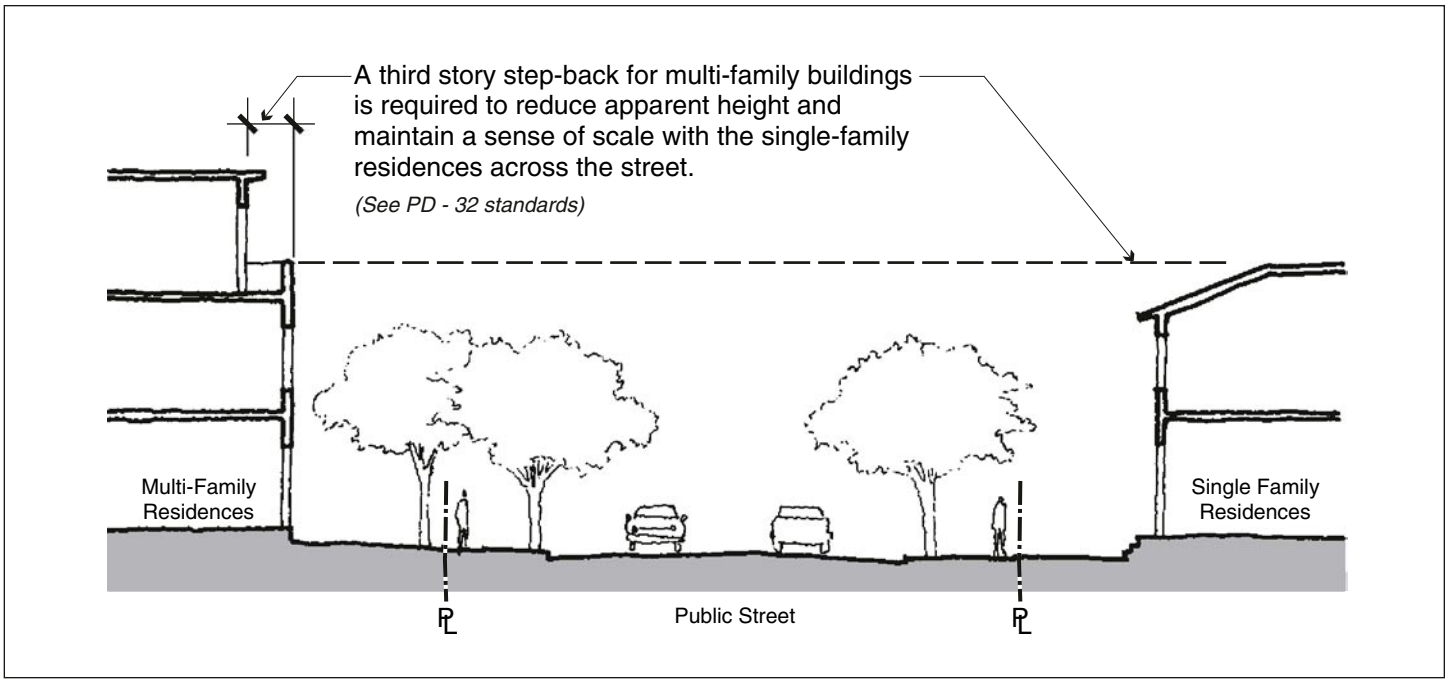
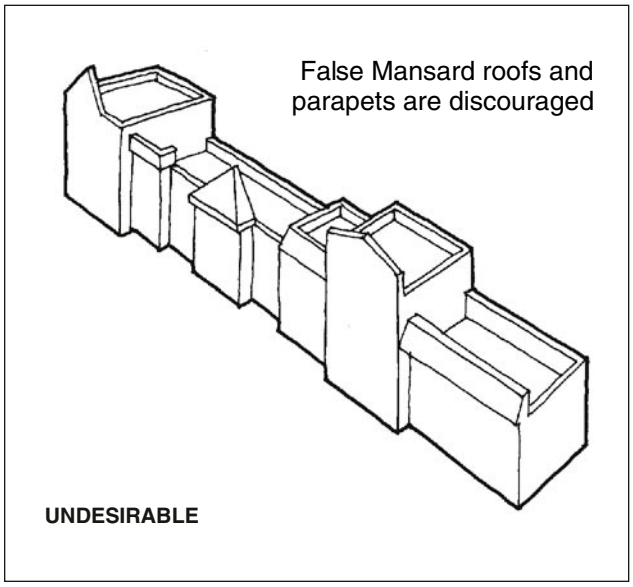


Figure 58 : Multi-Family Districts - Scale Transitions using Step-backs



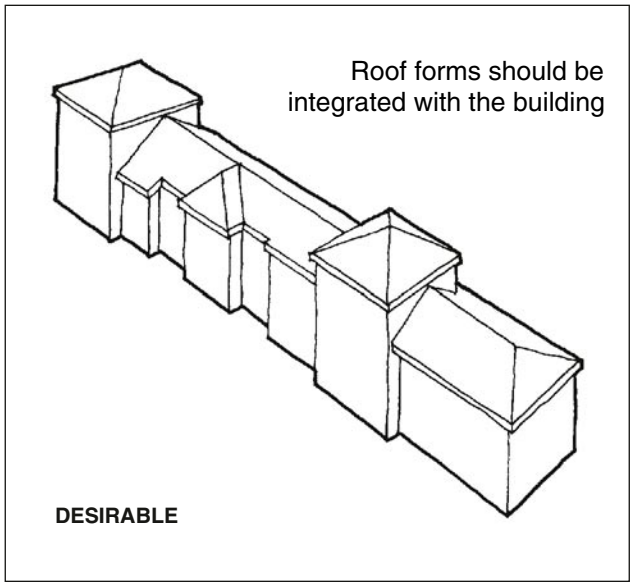


Figure 59 : Multi-Family Districts - Roof Forms

Examples of multi-family residential buildings showing articulated massing and varying roof heights

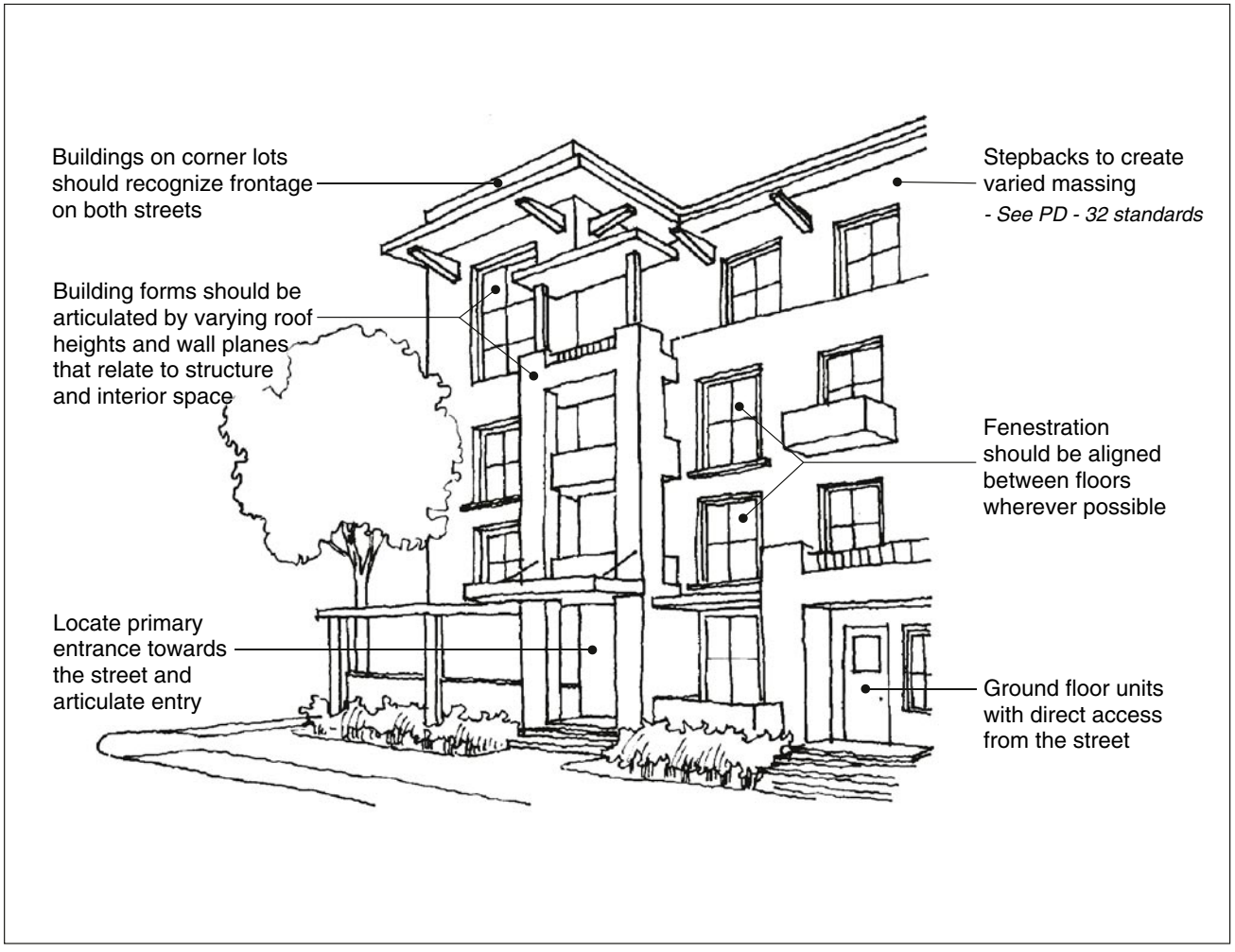


Figure 60 : Multi-Family Districts- Architectural Design Issues

Fenestration

Well designed fenestration will be a key factor in establishing a high quality environment, and will provide for “eyes on the street”.

- Window opening facing the street should have generous proportions and should incorporate a variety of mullion patterns, and bay dimensions to provide visual interest.
- Align fenestration between floors wherever possible. (See Figure 62).
- Fenestration should be used to create depth and articulation on the facade – no flat walls with flush aluminum windows. A minimum 6 inch recess for windows is encouraged.
- All glazing within the facade should be clear, untinted glass.
- Effort should be made to maximize light into units. Use of narrow corridors for fenestration is not desirable.
- Design fenestration to accommodate passive solar and ventilation goals.

Balconies & Patios

Where appropriate, these architectural elements should contribute to the overall architectural composition, and should not be placed in an opportunistic manner. (See Figure 61).

- They should be oriented towards streets and common open spaces.
- Balconies should be oriented to maximize sunlight access.
- Balcony railings should be made of high quality materials that compliment the architectural composition and style. Utilitarian and inherently inexpensive railings are not acceptable.

Patios and balconies should contribute to the overall architectural character of the building

Figure 61 : Multi-Family Districts - Patios & Baloconies

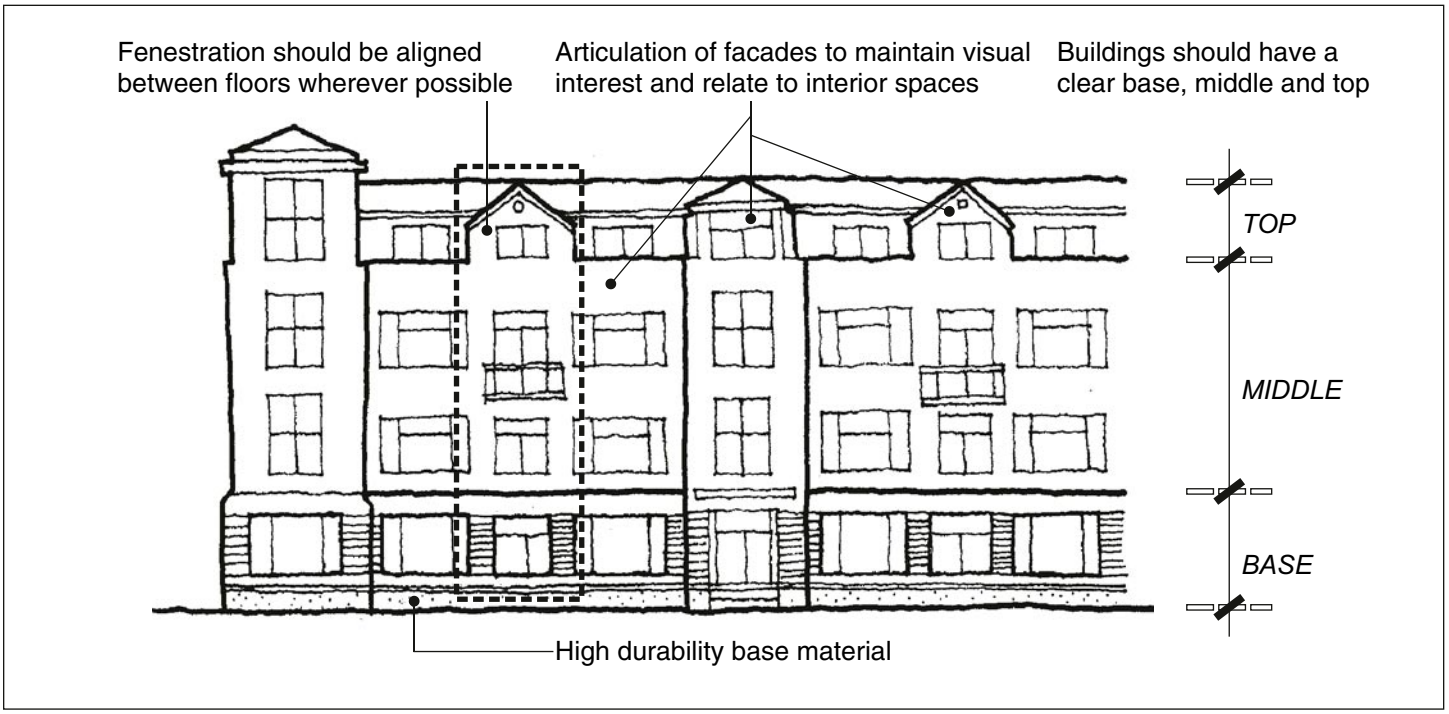


Figure 62 : Multi-Family Districts - Facade Articulation and Fenestration

Materials & Color

Materials should convey an image of quality and durability. They should be able to retain their appearance over time.

- All of the facades should use the same palette of materials and colors.
- A combination of traditional materials such as smooth trowel stucco, brick and stone; along with modern materials such as high-quality metal panels, precast concrete and glass should be used to promote a contemporary character to the neighborhood. Simulated materials, foam cornices and applied details are not allowed.
- In general, use more urban durable materials at busier street locations.
- Use of alternative materials to stucco is greatly encouraged to promote diversity.
- Where a variety of wall materials is used, changes in material should generally occur at inside corners, as a return of at least four feet from an external corner, or accommodated through architectural detail such as caps or change in plane. (See Figure 63).
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.
- Thickness and width of all exterior surrounds and trim pieces should have a direct proportional relationship to the architectural features of the building.

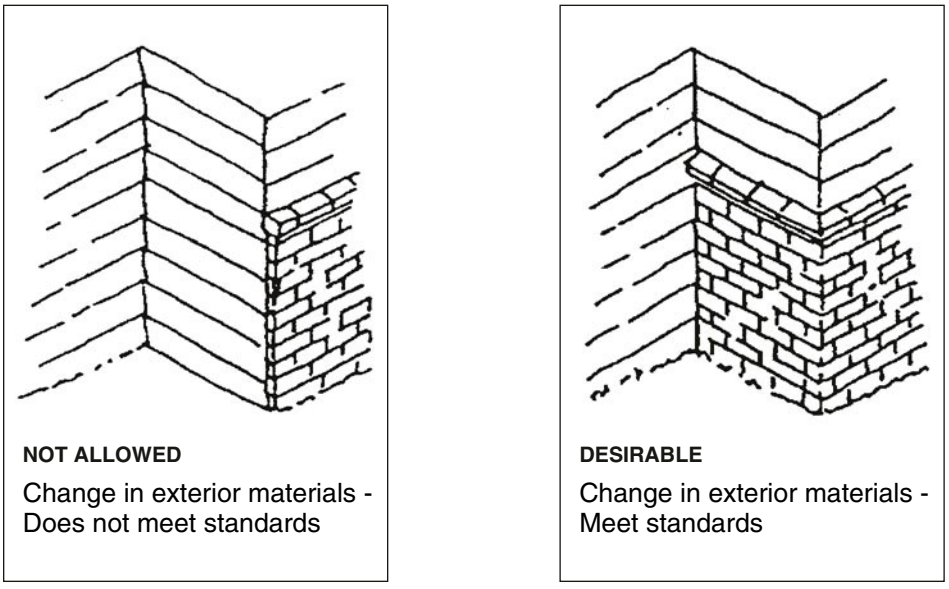


Figure 63 : Multi-Family Districts - Change in Materials

- Windows and doors should be made of quality materials. Vinyl and plastic materials should not be used as the norm.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.

Landscape Guidelines

The below criteria are specific requirements related to Multi-Family Residences.

Walls and Fences

- Retaining walls, if required, should be set back 2' minimum from back of sidewalk.
- Garden walls and fences are permitted for private patio spaces only and shall be low in height. (maximum 3'-6"). Minimum setback is 5' from back of sidewalk. (See Figure 64).
- Wall alignment should vary. Continuous runs of walls are not permitted.
- Tubular steel fencing is permitted around recreational uses. Chain link is not permitted.

Low garden wall for private patio space.

Figure 64 : Multi-Family Districts - Wall and Fence Image

Planting

- Minimum soil depth for on-structure planters is 30".
- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Common area tree planting shall be minimum 25% 24" box; 75% 36" box; 48" box accents.
- Minimum tree size is 36" box for trees planted on structure.
- Turf should be limited to large usable open spaces. (minimum 150 sf).

Usable Open Space (common areas)

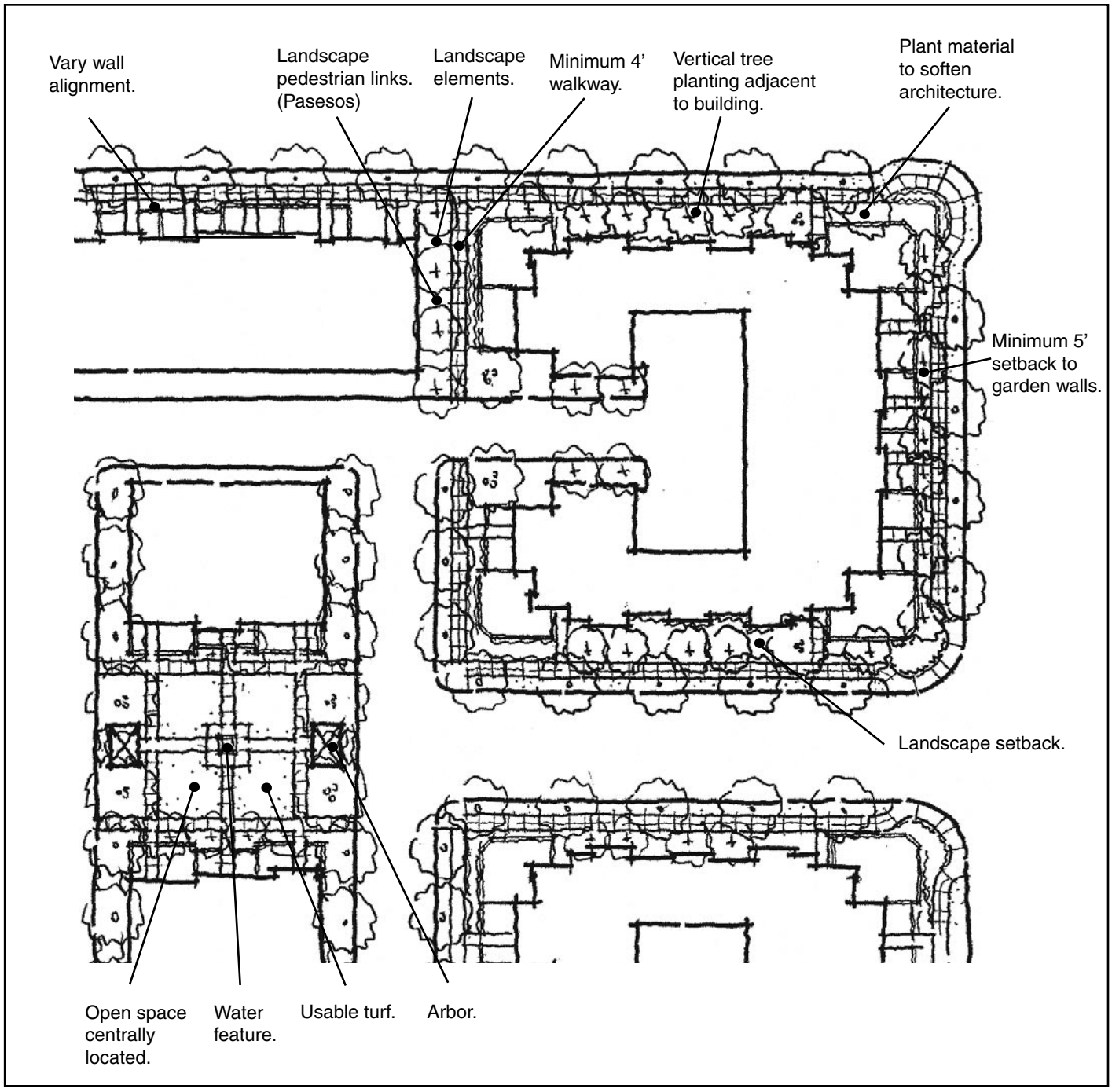
- Usable open space should be centrally located and connected to pedestrian system.
- Amenities, such as, fountains, swimming pools, and spas are encouraged. (See Figure 65).
- Enhanced paving is encouraged to promote a quality space.
- Spaces should be designed to encourage social gatherings.
- Usable lawn areas are encouraged. (See Figure 65).
- Landscape elements such as site furnishings, arbors, or garden ornaments are encouraged to strengthen the character of the space.

Landscaped Pedestrian Links (Paseos)

- Paseos are to be landscaped to enhance the pedestrian experience. (See Figure 65).
- Minimum 4' wide sidewalks are to be installed to provide connection from the common space or alley to the public sidewalk or from the street to the Class I bicycle path.
- Trees, shrubs, ground covers, and vines are to be installed to soften the architecture.
- Landscape elements such as arbors or garden ornaments are encouraged to enhance the pedestrian experience (Refer to Figure 57 b).
- View corridors are to be maintained to golf course adjacent to 5th Street.

Parking Area Landscape

- Parking areas are to be screened from off site views with walls, shrubs, and mounding.
- Evergreen canopy trees are to be planted to provide shade coverage.
- Utilities and trash enclosures are to be screened with trees, shrubs, and vines.
- Trash enclosures shall be screened from upper story views with trellis.
- All planter areas are to receive shrubs and/or groundcovers.



This plan represents a potential design solution. The actual design may vary.

Figure 65 : Multi-Family Districts - Landscape Plan